Submission Checklist for Applicants

Urban Design Review Panel

Project Address		
This Panel Pre-Consultation Submission Package contains:		**CHECK**
1	**Applicant Project Summary Sheet**	☐
2	**Context Plan** [please see website for details]	☐
3	**Photographs** to illustrate existing site conditions and surrounding contexts	☐
4	**Models and/or illustrations** that show project massing and figure ground relationships in its urban context	☐
5	**Models and/or illustrations showing that alternatives** for site layout and building massing have been considered	☐
6	**Draft site plan**	☐
7	**Grading information** [if grades are an issue]	☐
8	**Presentation in PowerPoint or PDF format** [10MB file size limit - file not to be batched with other material]	☐
Project Address	215 McLeod Street	
This Panel Formal Review Submission Package contains:		**CHECK**
1	**Applicant Project Summary Sheet**	☒
2	**Urban Design Brief** [please see web site for details	Summary and response to applicable City urban design guidelines and policies, and to urban design issues identified at Panel pre-consultation ☒
		Site-specific urban design objectives ☒
		Contextual analysis ☒
		Models and/or illustrations that show project massing and figure ground relationships in its urban context ☒
		Detailed perspective drawings or computer models of project ☒
3	**Site Plan**	☒
4	**Landscape Plan**	☒
5	**Building Elevations** [detailing proposed materials and colours]	☒
6	**A plan showing existing and proposed servicing**	☐
7	**Section and floor plans** [if requested by the Panel during pre-consultation]	☒
8	**Sun/shadow studies** [if requested by the Panel during pre-consultation]	☐
9	**Wind studies for development** [if requested by the Panel during pre-consultation]	☐
10	**Presentation in PowerPoint or PDF format** [10MB file size limit - file not to be batched with other material]	☒

Applicant Project Summary Sheet

Urban Design Review Panel

Applicant Name	JULIAN JACOBS ARCHITECTS LTD.
Panel meeting date	MARCH 7TH, 2013
Project address	215 MCLEOD STREET
Date of panel pre-consult [if applicable]	JANUARY 5TH, 2012

Project Data

Application Type [e.g. Site Plan, Re-zoning]	MINOR RE-ZONING, SITE PLAN
Proposed use [e.g. Office, Residential]	OFFICE/EMBASSY (EMBASSY OF THE REPUBLIC OF IRAQ)

Policy and guideline documents examined in preparing proposal [please list specific guidelines examined]

1) CITY OF OTTAWA ZONING BY-LAW 2008-250
2) CITY OF OTTAWA OFFICIAL PLAN
3) CITY OF OTTAWA URBAN DESIGN GUIDELINES

Brief description of adjacent uses

NORTH: 4 STOREY OFFICE BUILDING
SOUTH: LANDSCAPED AREA PART OF CANADIAN MUSEUM OF NATURE SITE
EAST: 13 STOREY APARTMENT BUILDING
WEST: 3 STOREY OFFICE BUILDING

Applicant Project Summary Sheet

Urban Design Review Panel

Existing zoning [with brief explanation]

GENERAL MIXED USED ZONE - GM1[39]F(1.0)
THE PROJECT CONSISTS OF THE REPLACEMENT OF THE EXISTING OFFICE BUILDING OF THE IRAQI EMBASSY.

Zoning / Site Plan Details [complete relevant sections]

Permitted height and/or permitted density	**Proposed height and/or proposed density**
18 METRES / 0.5	18.5 METRES / 2.2

Permitted Setbacks	**Front yard**	3 M	**Proposed Setbacks**	**Front yard**	0 AND 3 M
	Side yard	W:0, E: 5 M		**Side yard**	W: 0 & 1.2 M/E: 6.5 M
	Rear yard	0		**Rear yard**	0 & 1.2 M

Permitted parking [please provide ratio and total e.g. 0.5 spaces/unit = 60 spaces]	**Proposed parking** [please provide ratio and total e.g. 0.5 spaces/unit = 60 spaces]
41 SPACES	25 TANDEM SPACES

If certain zoning provisions cannot be met, please explain why

SETBACKS: THE PROPOSED BUILDING IS COMPLIANT WITH THE CURRENT BY-LAW WITH THE EXCEPTION OF THE GARAGE, WHICH IS AT THE FRONT LOT LINE FOR A MAX. OF .9 METRE HEIGHT. THE MAIN FACE IS SETBACK COMPLIANT, THEN THE BUILDING TERRACES BACK ABOVE THE GROUND FLOOR.

HEIGHT: THE PROPOSED BUILDING NEEDS A MAXIMUM OF .5 M HEIGHT ABOVE CURRENT BY-LAW.

DENSITY: THE BUILDING PROGRAMME FOR THE EMBASSY OF THE REPUBLIC OF IRAQ REQUIRES APPROXIMATELY 2,900 SM OF FLOOR AREA OVER FOUR FLOORS, WHICH EQUATES TO A DENSITY OF ABOUT 2.2.

A. General Design Concept

The new embassy will, like the current one, front McLeod Avenue and be across the street from the historic Museum of Nature; a 12 storey apartment building from the easterly neighbour, a traditional brick house used as offices, will be its western neighbour, and a 3 storey office building and parking lot will be to its rear. The embassy's size and use are entirely keeping with Ottawa's vision for the site and with its Official Plan. The embassy will successfully mediate between the 12, 2 and 3 storey buildings surrounding it. Parking will be under the embassy building, and managed valet-style via the embassy's chauffeurs.

We have used the architecture of the Mesopotamian/Sumerian Ziggurat, in the area of present-day Iraq, to inspire a sequenced study of this embassy's morphology. We began by seeing an association between the ancient ziggurat of c.4000 BC and the wedding-cake office buildings first mandated by city by-laws of New York and Chicago of the nineteen twenties to fifties, introduced to maximize light and air into the streets and views of the sky. We manipulated the building programme on four floors in plate size which when stacked would be amenable to the stepping/terracing ziggurat form. We then re-massed the wedding cake form to produce a more interesting/prismatic though still frontally symmetrical ziggurat building. In the third approach we used three symmetrical geometric shapes, rectagonal (base), elongated octagon (middle), and serrated circle (crown) to generate a geometric ziggurat.

Finally, we exploded an elongated pentagon (the mechanical penthouse) and manipulated the fractured angled planes to create a cascading abstract ziggurat. The image of a rosebud opening up and its petals falling away, also comes to mind. A concrete and stone square plinth is the base for this glass and stone sculpture. We have also introduced 2D and 3D artistic and sculptural elements/icons from Meso-Sumerian-Babylonian history into the fabric of the building, such as: a modernized version of Ishtar Gate; in the portico is a stone tablet, full storey, with the inscription of King Hammurabi's Code, leading visitors left to the diplomatic reception. A separate entry at the west is for Diplomatic type access, for the majority of uses. The interior will feature geometric-Arabic motifs in reception floor murals and in other interior building elements, and scenes from ancient history in the upper facias within ceiling coffers.

B. Response to Panel's Recommendations

- The embassy has requested several revisions for security which have been addressed in the revised design; the main architectural items are: half glass/have masonry facades in lieu of all glass (on 3 sides; rear was always solid); a security room at the southeast corner of the building with a security vestibule; gates at all 3 site entries. There will of course be some electrical + mechanical items.

Materiality + Built Form

- The building façade now is stone and clear glass in horizontal bands of equal height of about 7'. The glass and stone will be co-planar. The stone will be mitered at all vertical corners, which vary in angle. The glass will be vertically frameless at the exterior with narrow horizontal frames at top and bottom. The one meter high plinth will be stone on vertical surfaces. A frameless laminated glass balustrade surmounts the plinth at the site perimeter, with gates at each entry, securing the perimeter.

- Regarding the concern of all glass vs. masonry, we have reduced by half the glass façade area, and introduced stone as discussed; this will dramatically improve thermal value of the façade.

- We have introduced a central, prominent, ceremonial stair access as suggested. We have also introduced a continuous perimeter as discussed.

- The ramp, stairs and front podium will be heat-traced, as suggested.

- As discussed, we have added a front central stair, connecting the building better to the street and public realm.

Internal Layout

- The ground floor now has 2 entries: a formal central entry for Diplomatic purposes, and an entry for the majority Consular purposes, which will have a manned security vestibule.

- The ground floor plan cannot be flipped for operational reasons, but the Reception Hall at the west has wrap-around glazing providing excellent rear view and visual connection to the street, the boulevard and the nature museum.

- We will strongly recommend green treatment to the interior, and perhaps the terrace, where practical.

Landscape Treatment

- We have introduced several of the suggestions in this bullet item: a ramp comes from the west up to the centre, a central stair provides the formal, diplomatic entry, and the east side access is a stair, not a ramp.

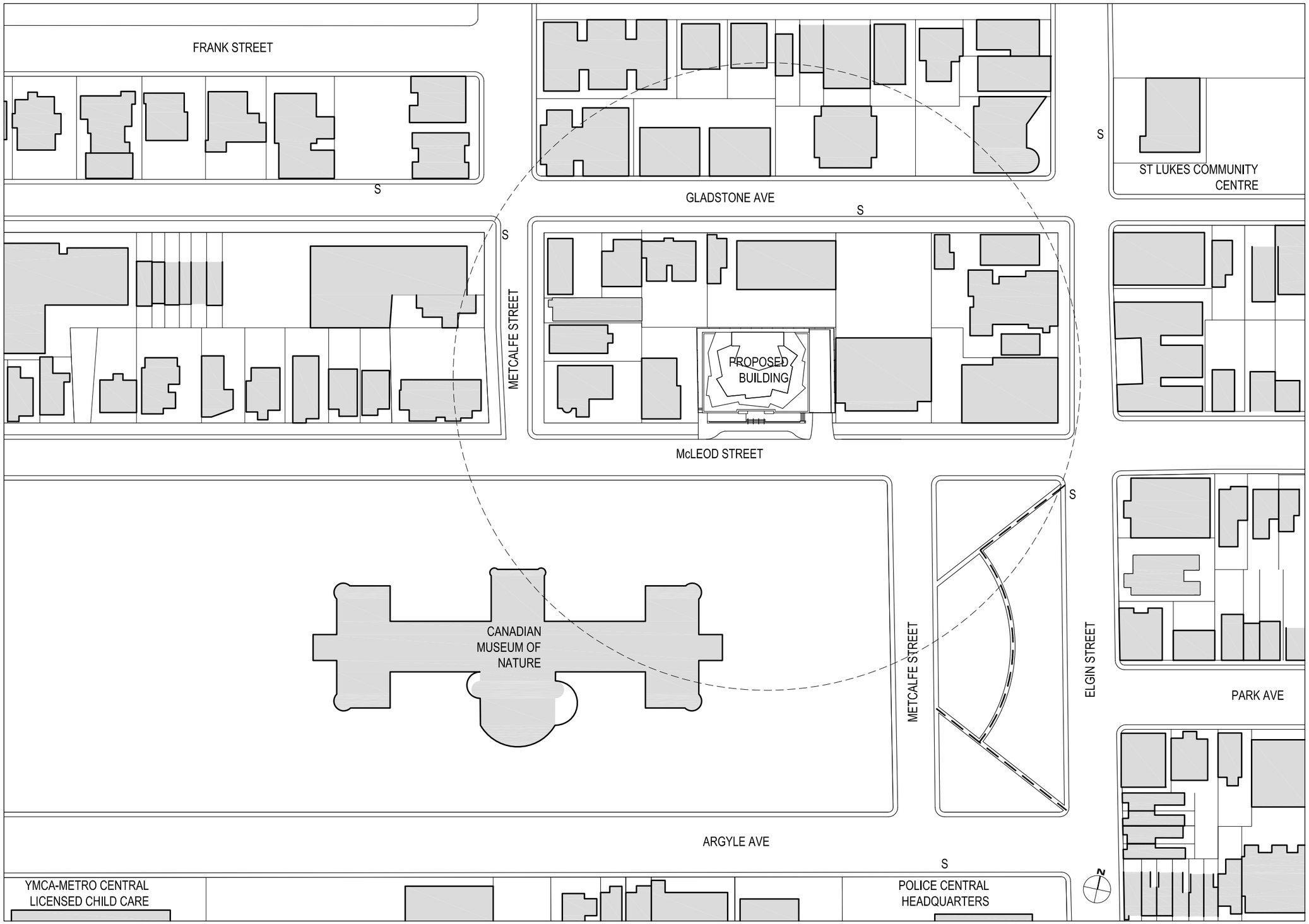
- We will maintain the visibility of the front especially with a high quality design of the boulevard and front yard. The design of the boulevard, the front yard, the perimeter and building are being designed as one continuum.

- There is the possibility of donating trees to the sodded area across the street, if the museum agrees, since with a boulevard lay-by there will not be enough room for trees.

- We have added features to the front façade to further evoke the history of the civilization, as discussed in the General Design Concept.

Sustainability Measures

- Light coloured exterior materials to reduce the urban heat island effect.
- Masonry and concrete are major building materials which will improve thermal values
- Extra deep insulation will be used to improve thermal values.
- The embassy will implement a Transportation Demand Management (TDM) plan for employees, including: shower facilities, bus passes, carpooling incentives, encouraging transit + bicycle use, chauffeuring diplomats and visiting dignitaries.
- Use of local materials, equipment and manpower.
- Effective reduction of storm water to city drains.
- Use of Building Control technologies.
- Construction Waste Management, especially recycling of major materials, as drywall.
- High Air Quality Performance, low emitting materials.
- Low E argon-filled double glazing as a minimum.



CONTEXT PLAN

FEB 2013

EMBASSY BUILDING

EMBASSY OF THE REPUBLIC OF IRAQ

SCALE: 1 : 1200

JULIAN JACOBS ARCHITECTS

SITE PHOTO 1

JUNE 2012

EMBASSY BUILDING

EMBASSY OF THE REPUBLIC OF IRAQ

JULIAN JACOBS ARCHITECTS

SITE PHOTO 2

JUNE 2012

EMBASSY BUILDING

EMBASSY OF THE REPUBLIC OF IRAQ

JULIAN JACOBS ARCHITECTS

SITE PHOTO 3

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EMBASSY BUILDING

EMBASSY OF THE REPUBLIC OF IRAQ

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SITE PHOTO 4

JUNE 2012

EMBASSY BUILDING

EMBASSY OF THE REPUBLIC OF IRAQ

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SITE PHOTO 5

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EMBASSY BUILDING

EMBASSY OF THE REPUBLIC OF IRAQ

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SITE PHOTO 6

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EMBASSY BUILDING

EMBASSY OF THE REPUBLIC OF IRAQ

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SITE PHOTO 7

JUNE 2012

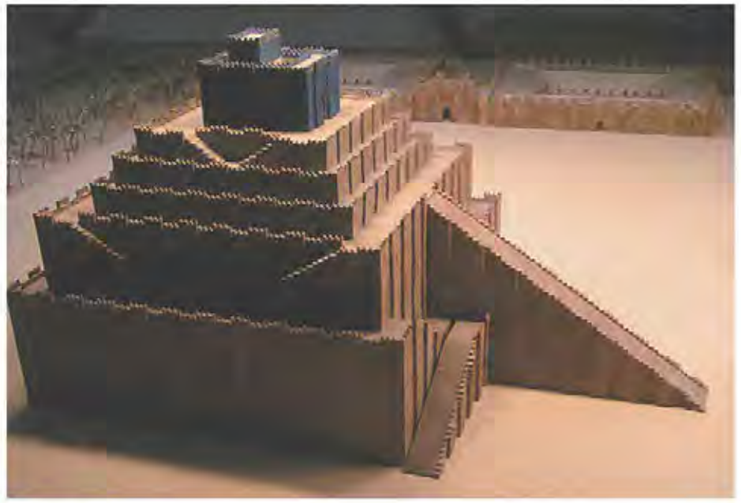
EMBASSY BUILDING

EMBASSY OF THE REPUBLIC OF IRAQ

JULIAN JACOBS ARCHITECTS

CULTURAL/ HISTORICAL REFERENCES

ZIGGURAT OF UR



ZIGGURAT OF MARDUK

EVOLUTION OF CONCEPTUAL DESIGNS

FIRST APPROACH
WEDDING-CAKE ZIGGURAT

SECOND APPROACH
PRISMATIC WEDDING-CAKE ZIGGURAT

THIRD APPROACH
GEOMETRIC ZIGGURAT

FOURTH APPROACH
EXPLODED PENTAGONAL ZIGGURAT

PERSPECTIVE - AERIAL

FEB 2012

EMBASSY BUILDING

EMBASSY OF THE REPUBLIC OF IRAQ

JULIAN JACOBS ARCHITECTS

PERSPECTIVE - AERIAL

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EMBASSY BUILDING

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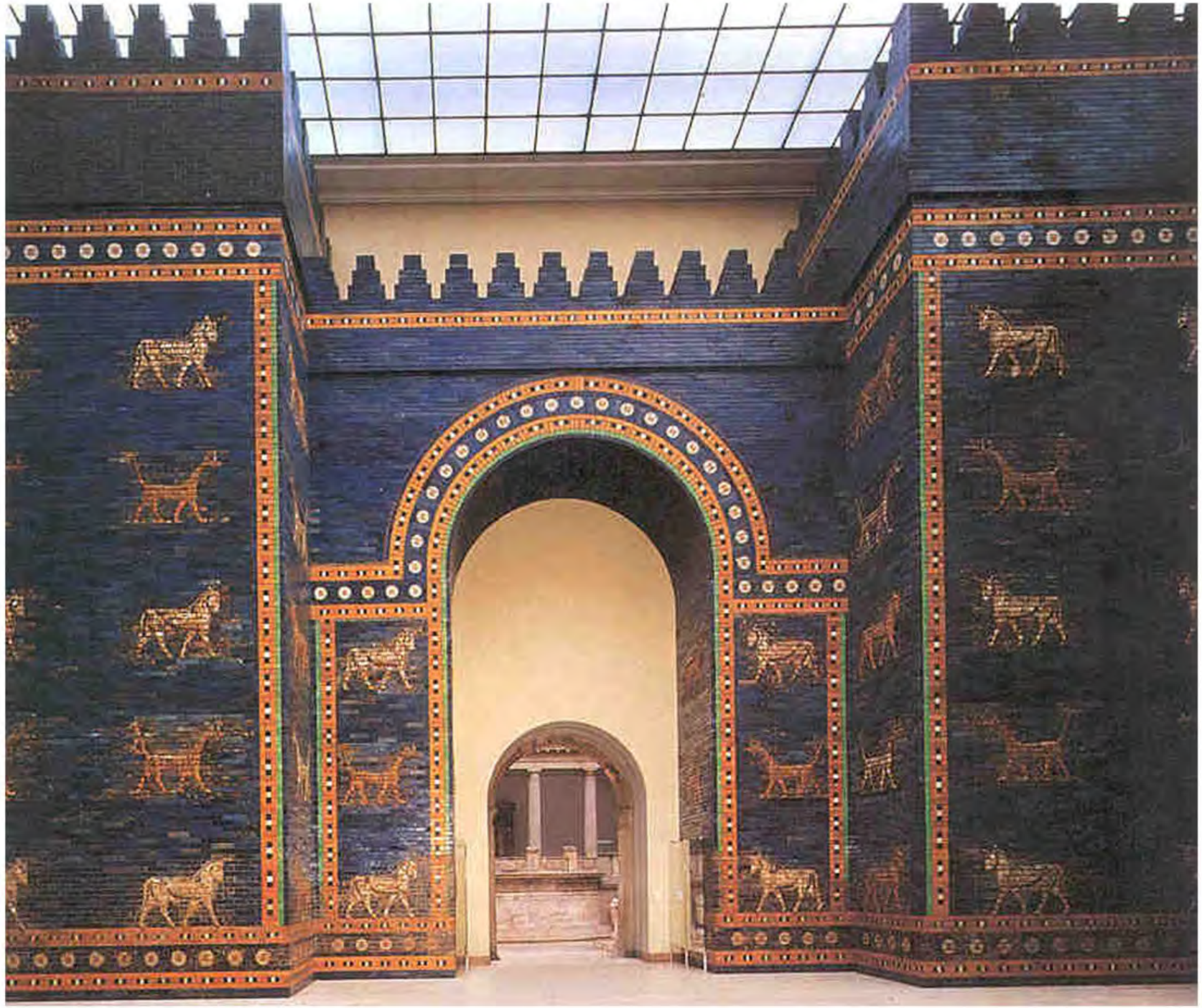

ISHTAR GATE

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EMBASSY OF THE REPUBLIC OF IRAQ

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PERSPECTIVE - STREET

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EMBASSY OF THE REPUBLIC OF IRAQ

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PERSPECTIVE - STREET

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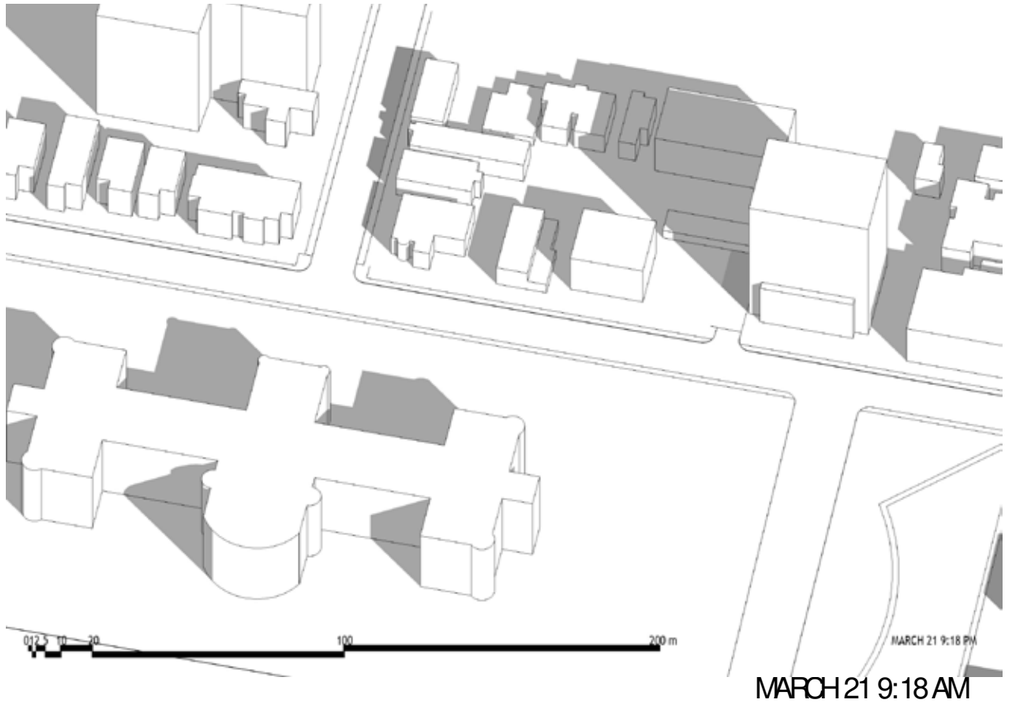

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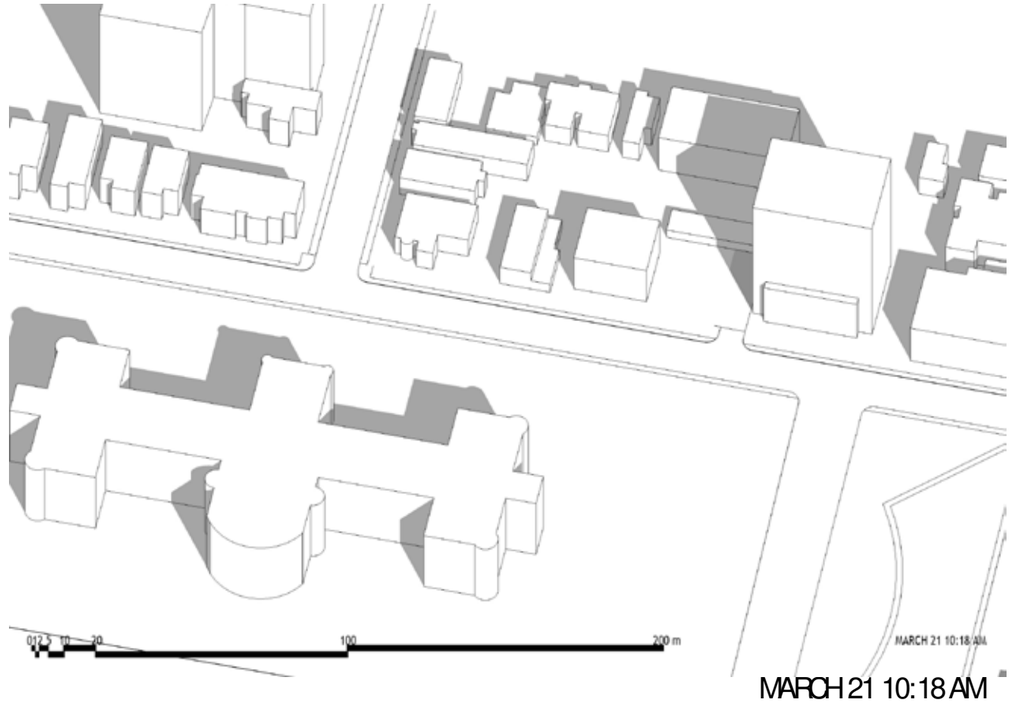

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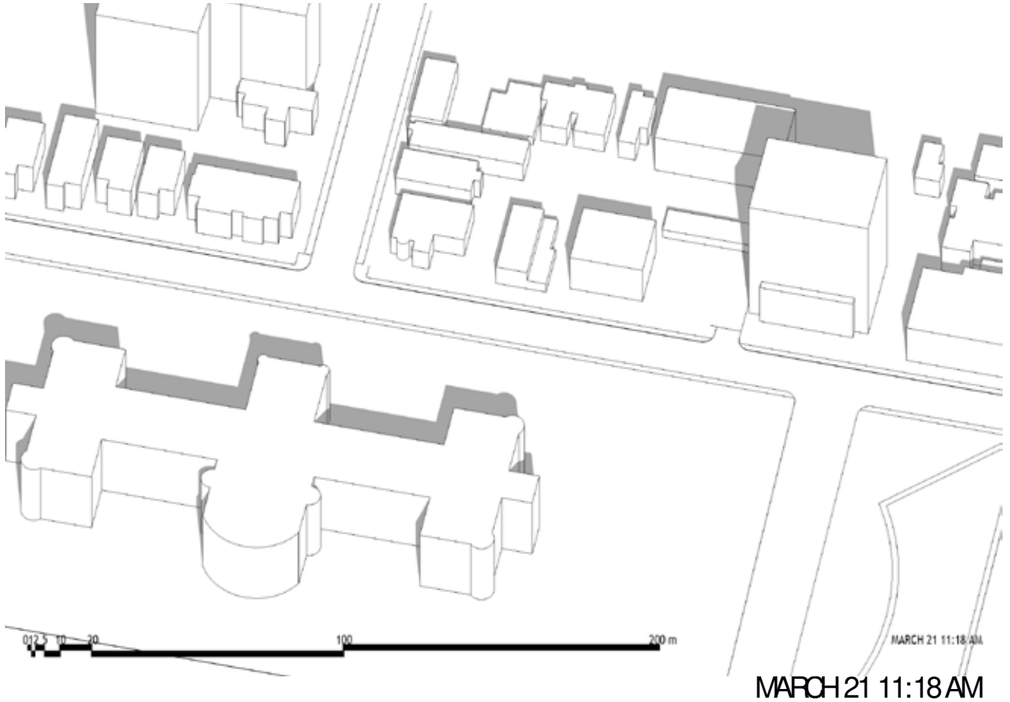

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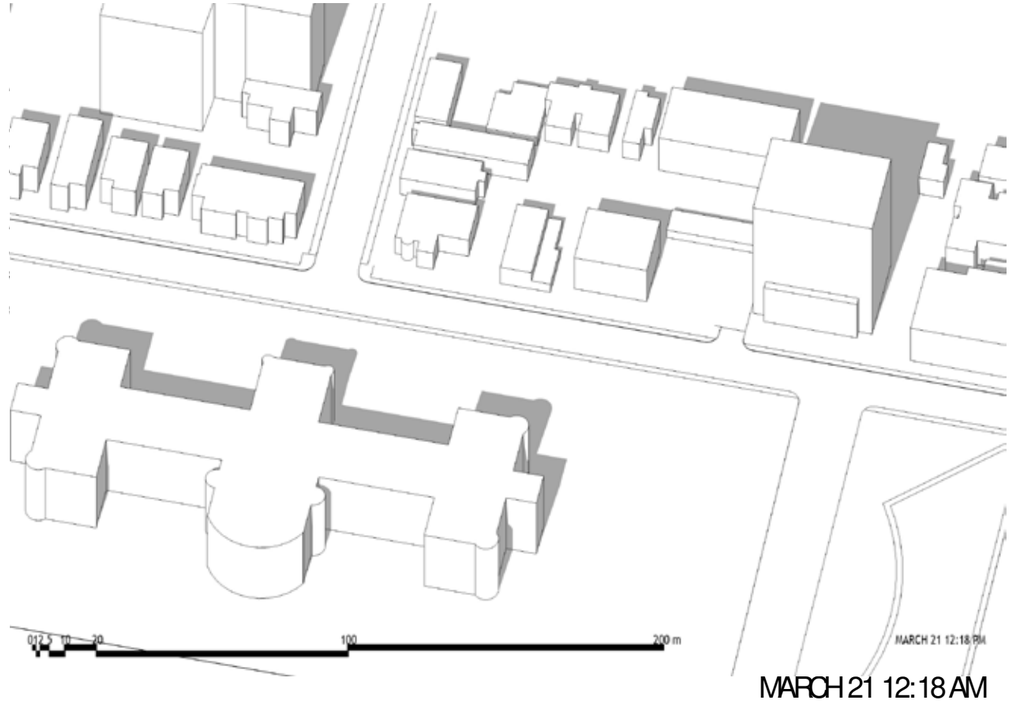

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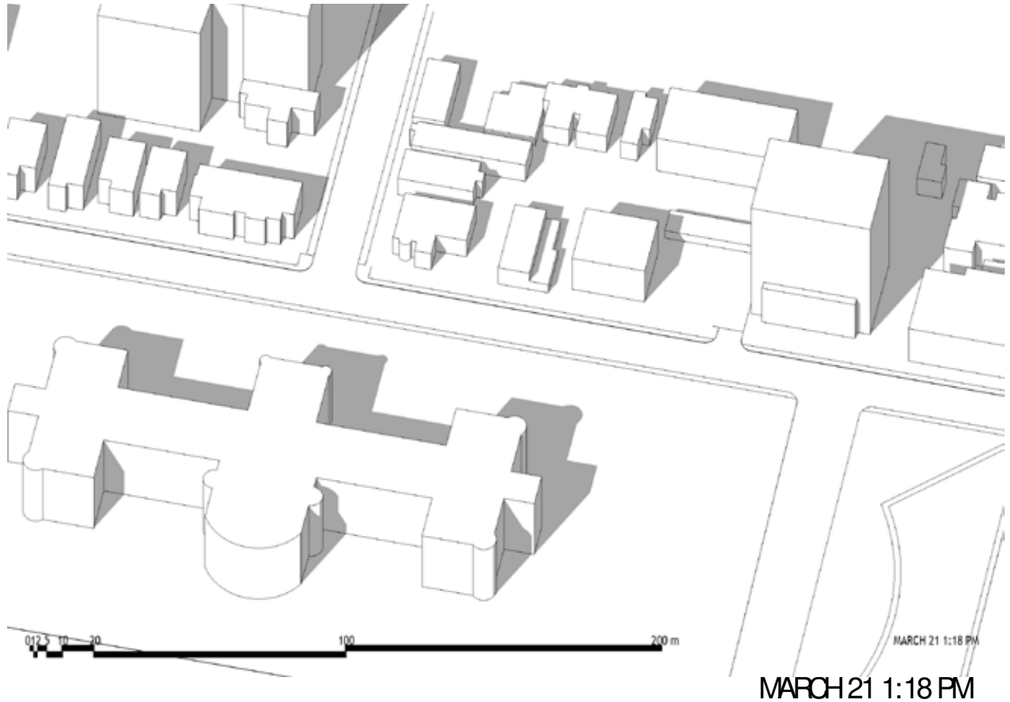
EXISTING SUN SHADOW STUDY
JUNE 2012

EMBASSY BUILDING
EMBASSY OF THE REPUBLIC OF IRAQ

JULIAN JACOBS ARCHITECTS



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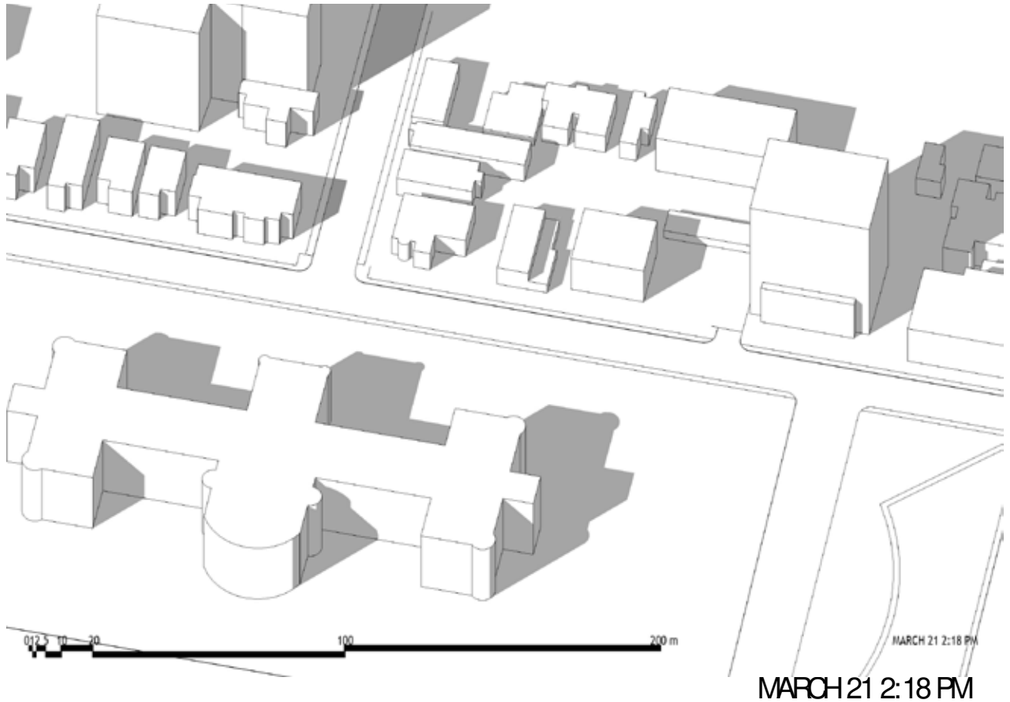

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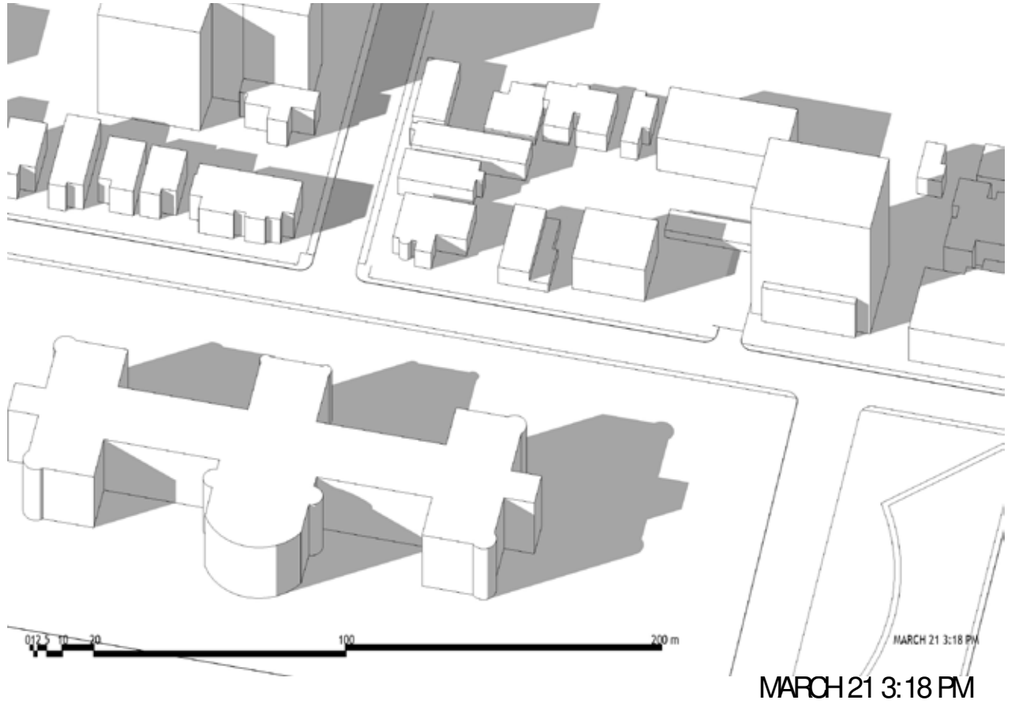

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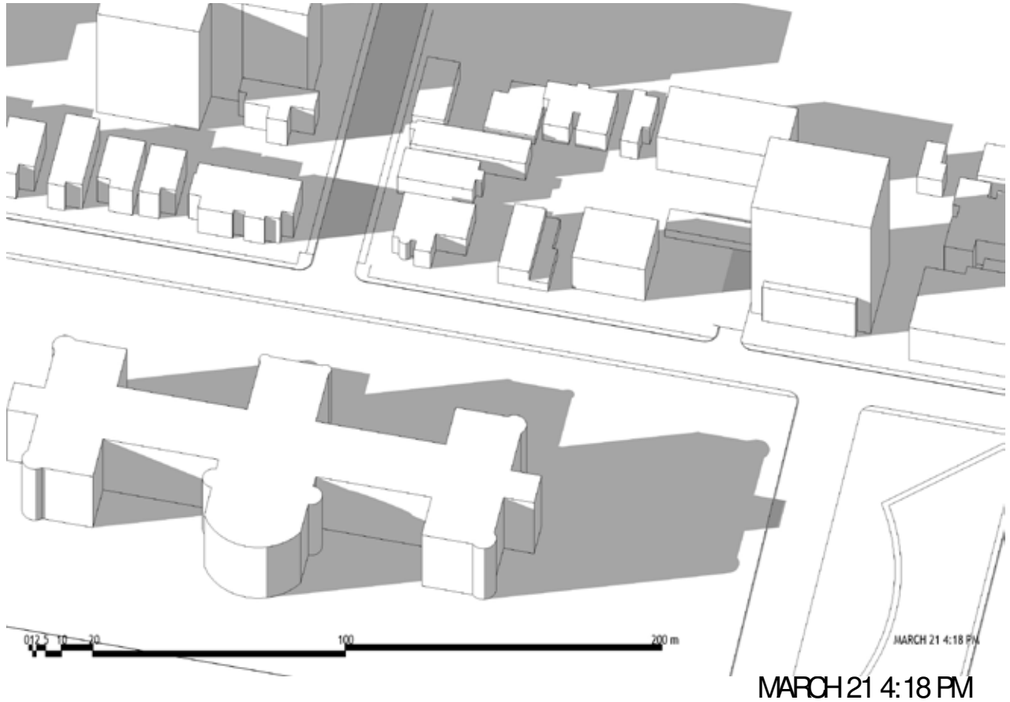

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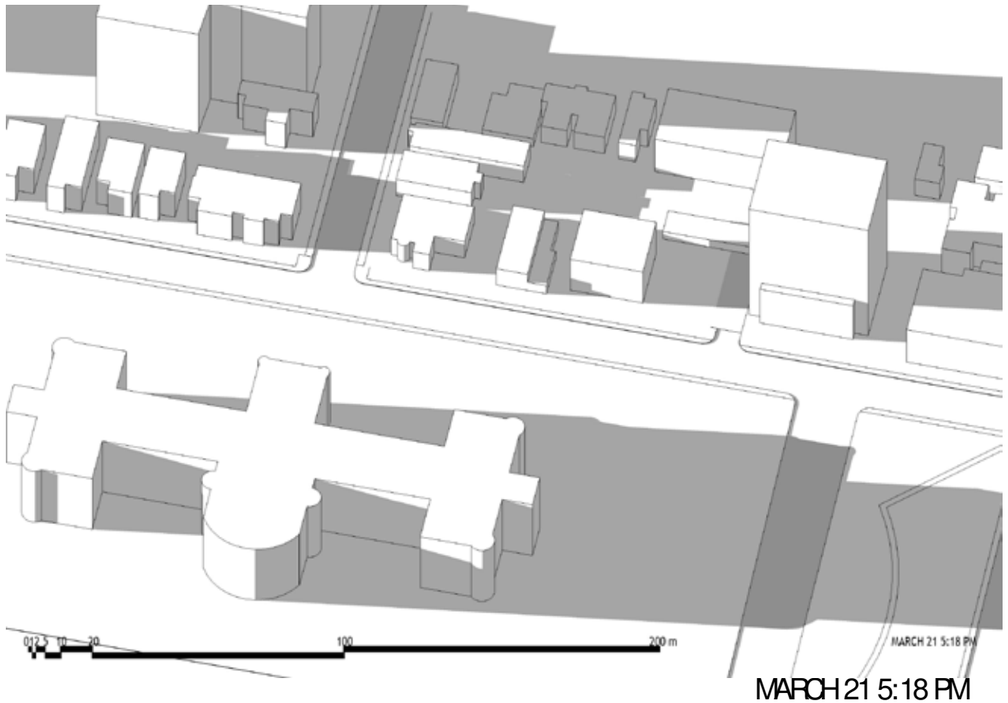

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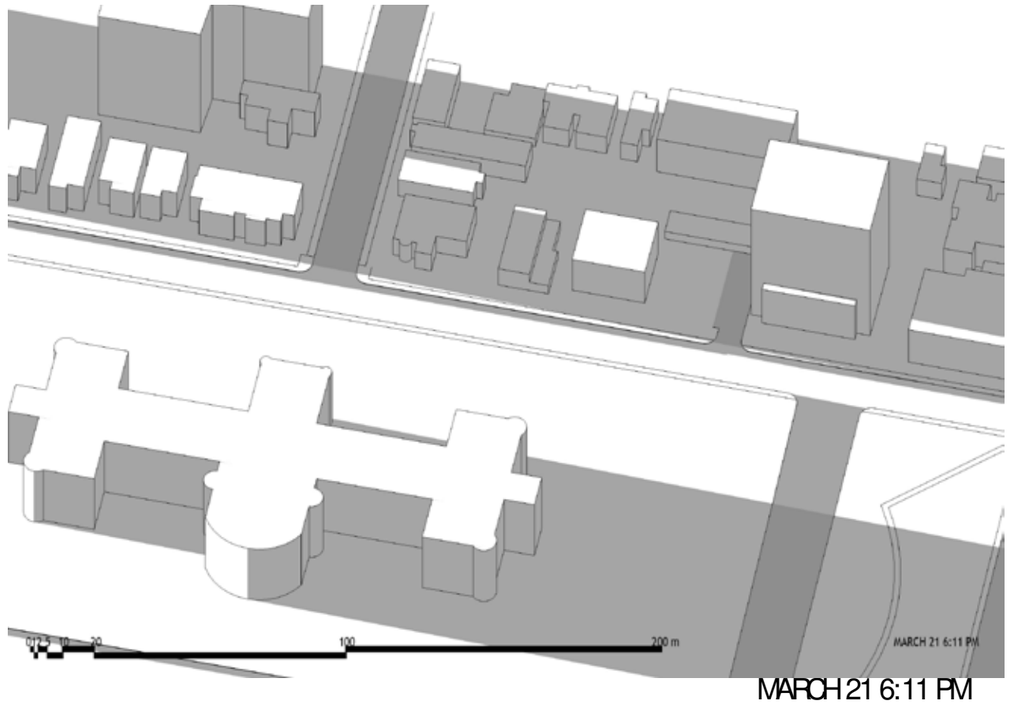

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EXISTING SUN SHADOW STUDY
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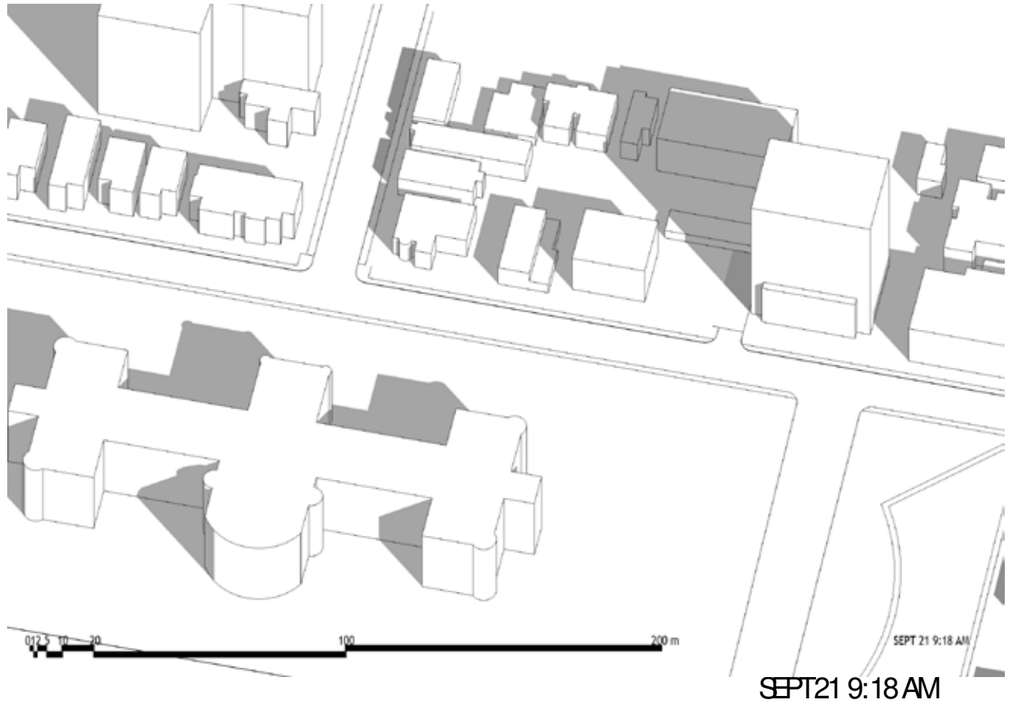

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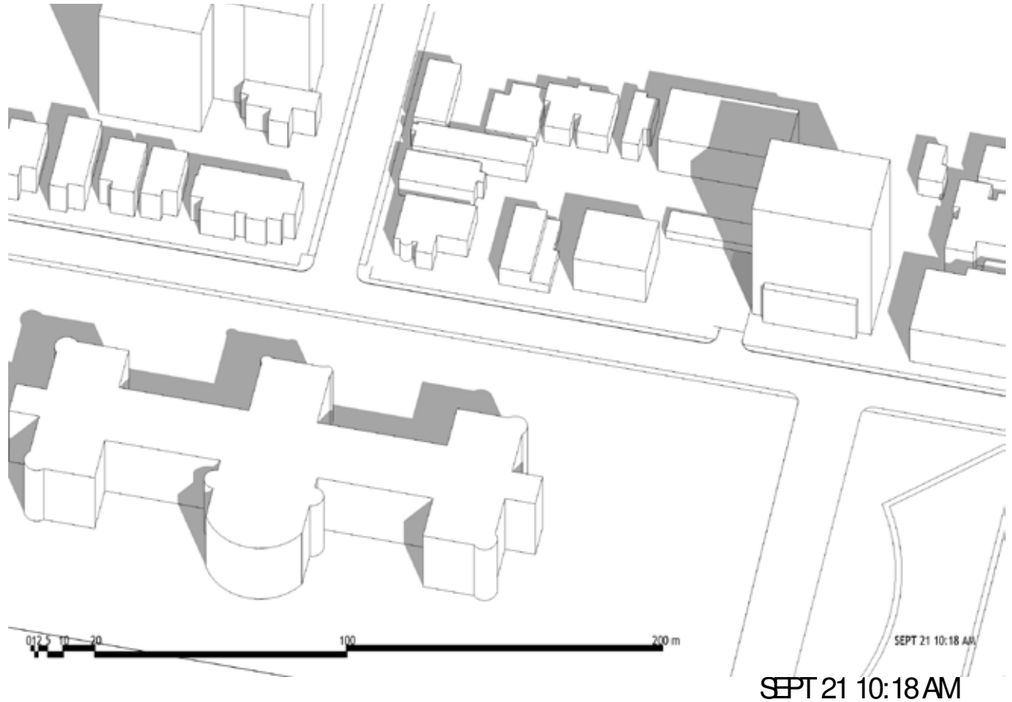

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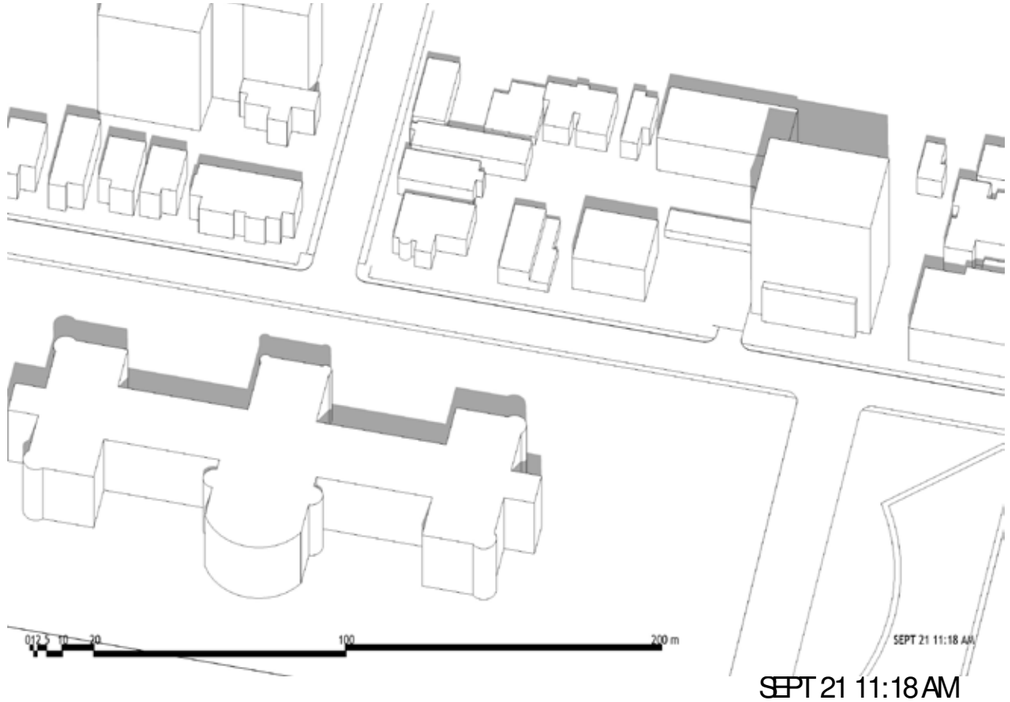

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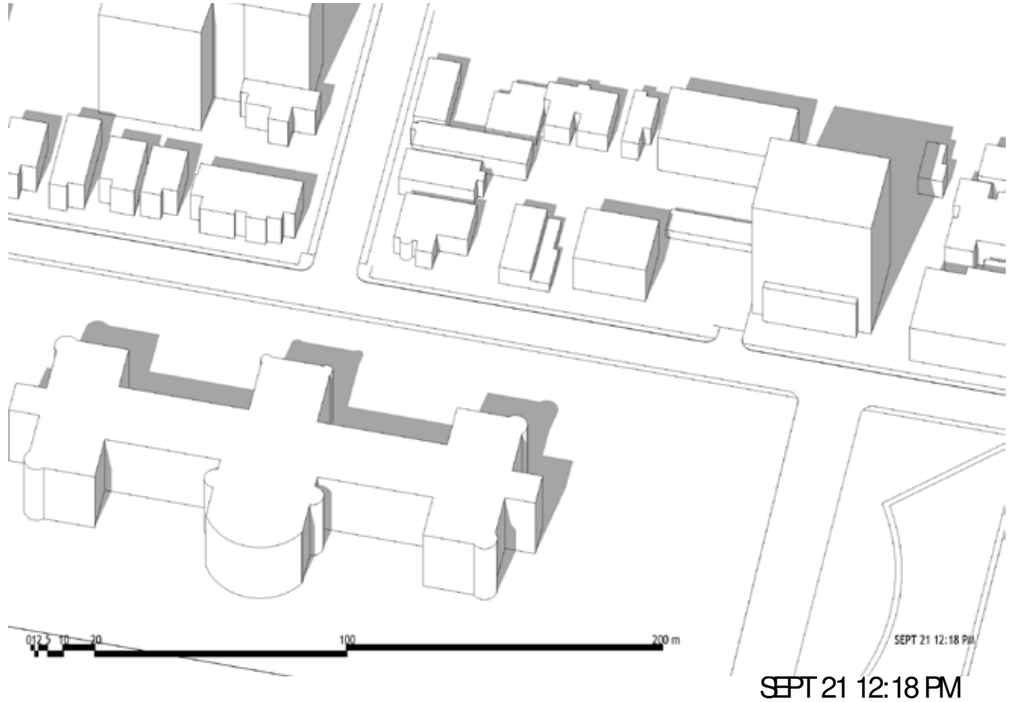

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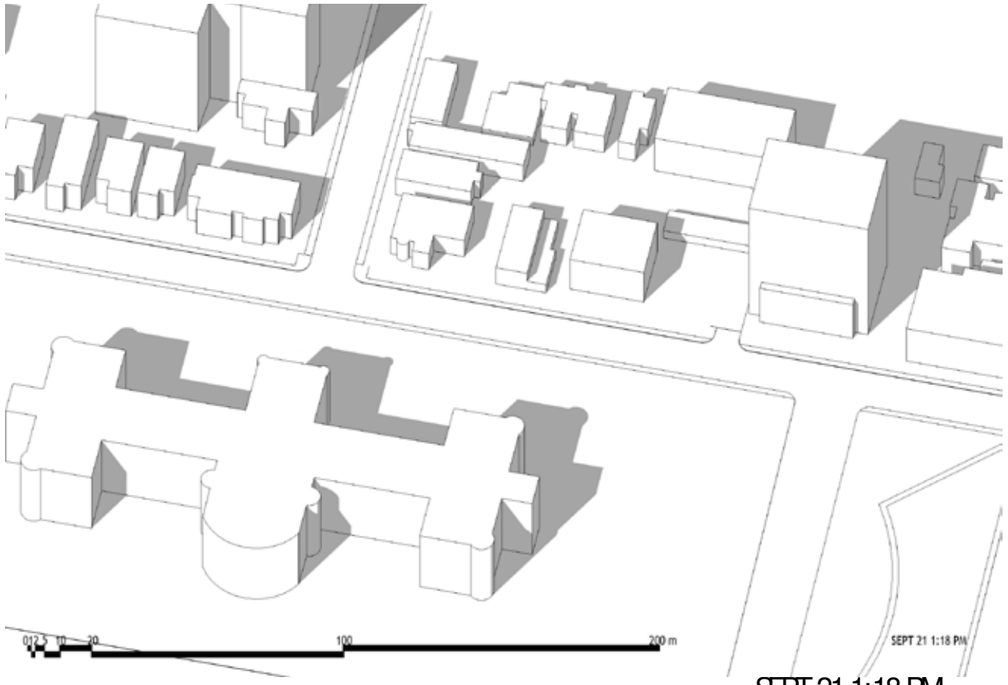

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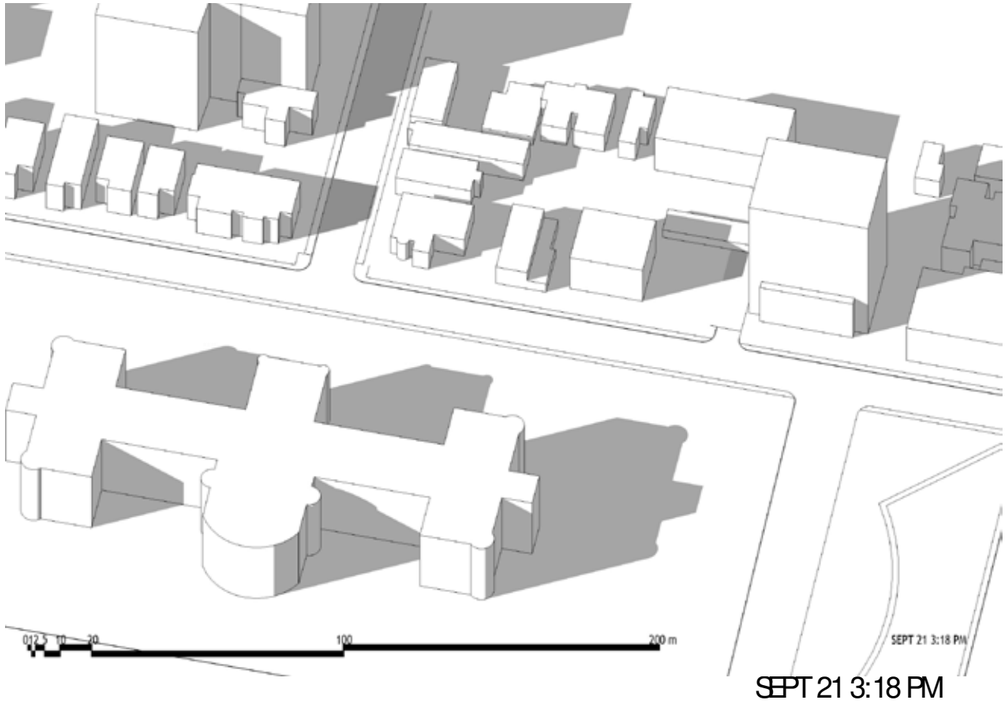

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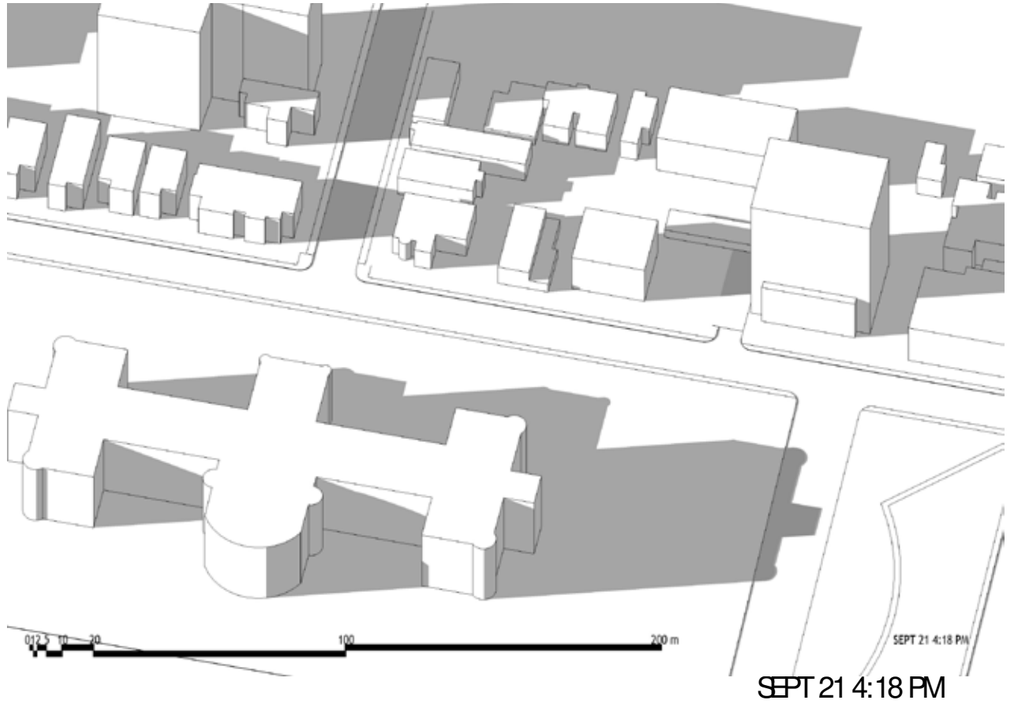

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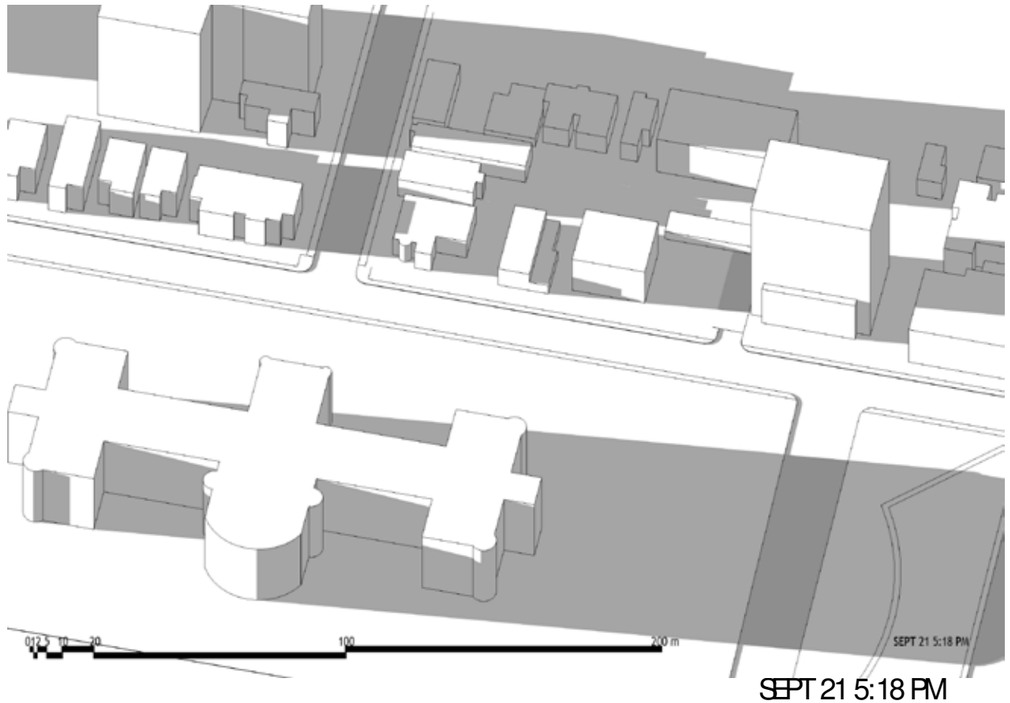

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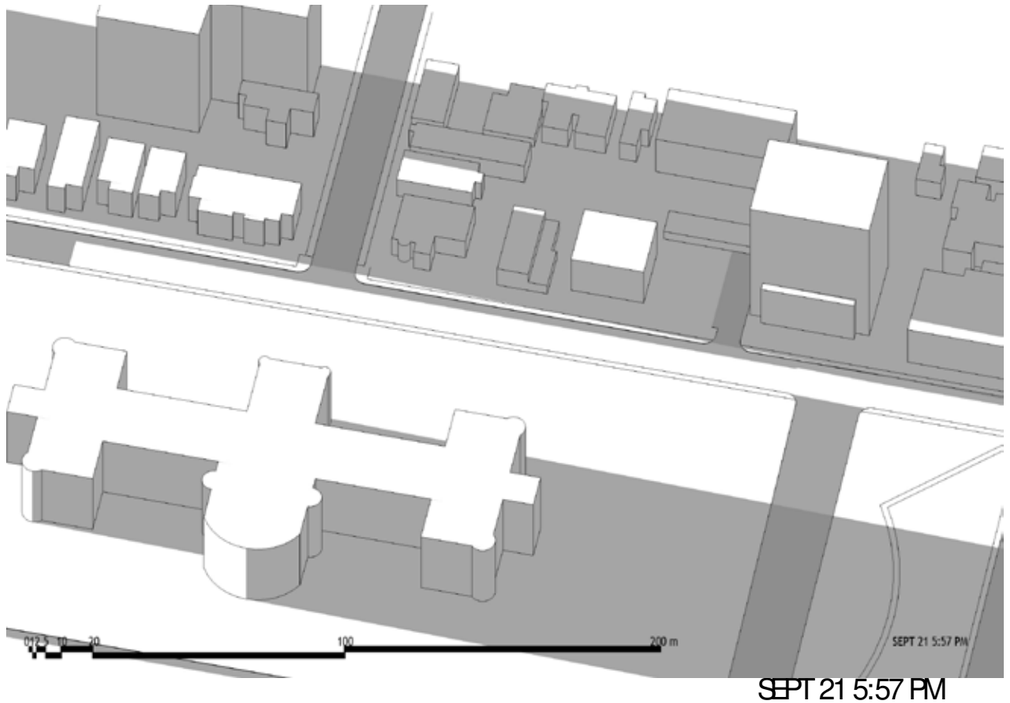

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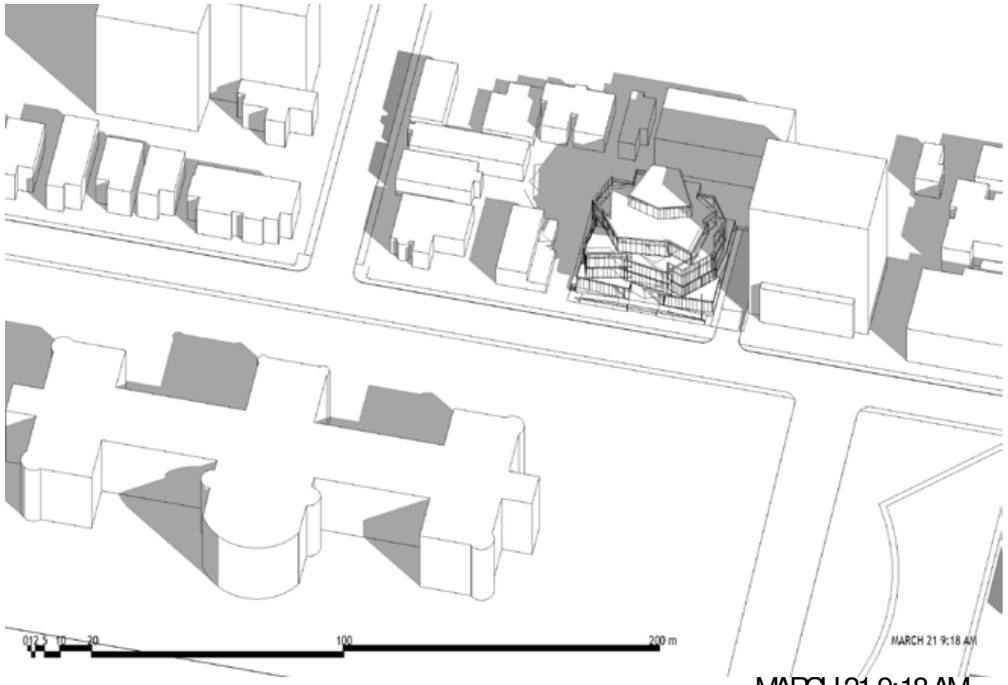

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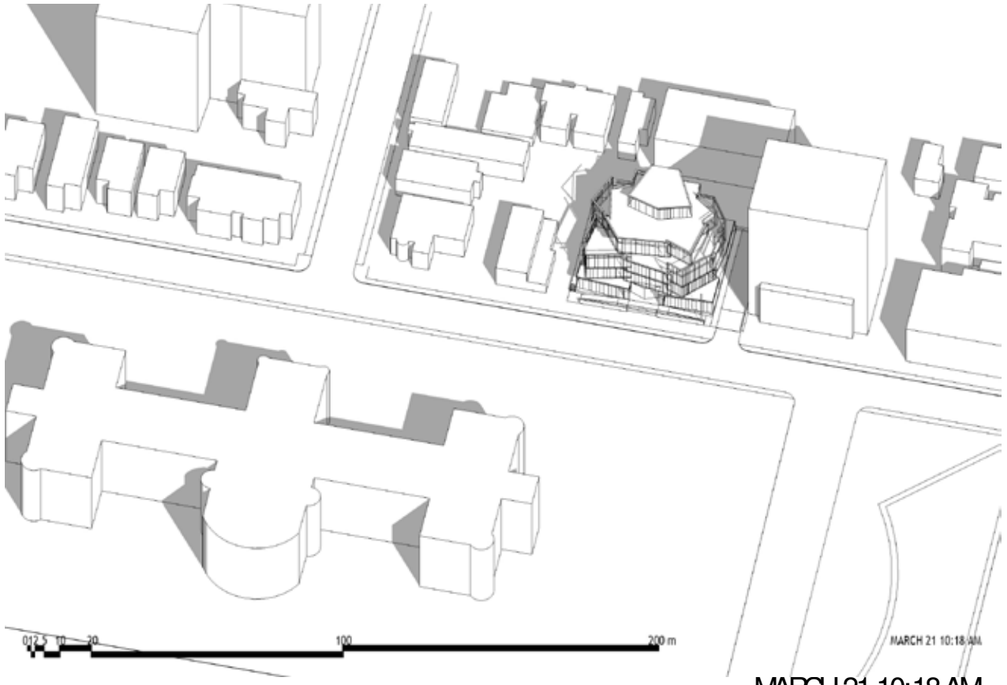

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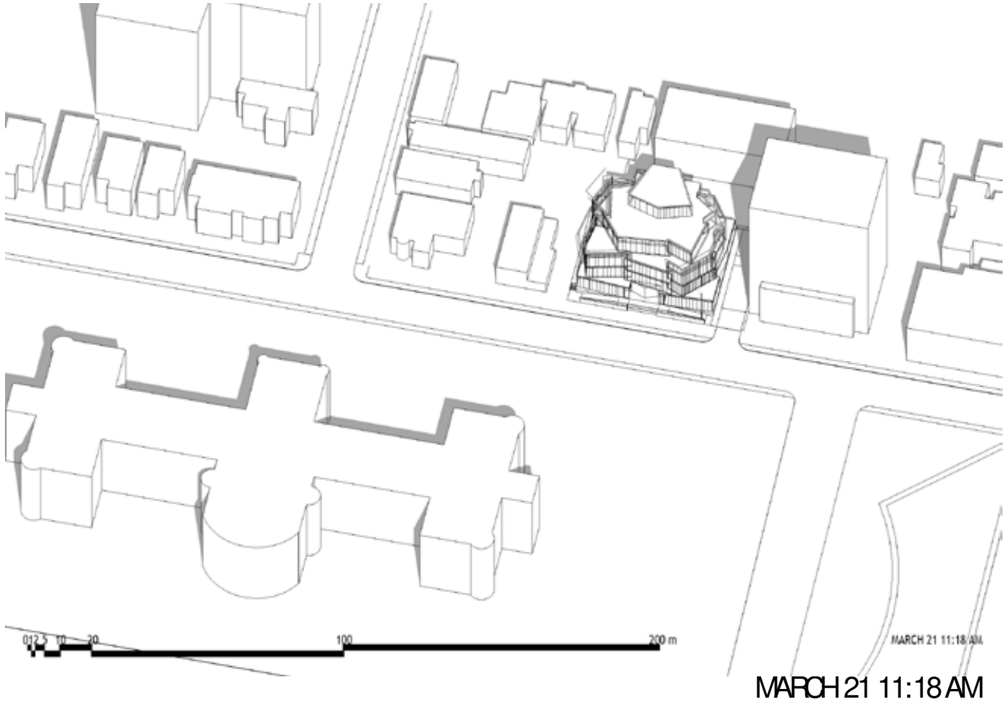

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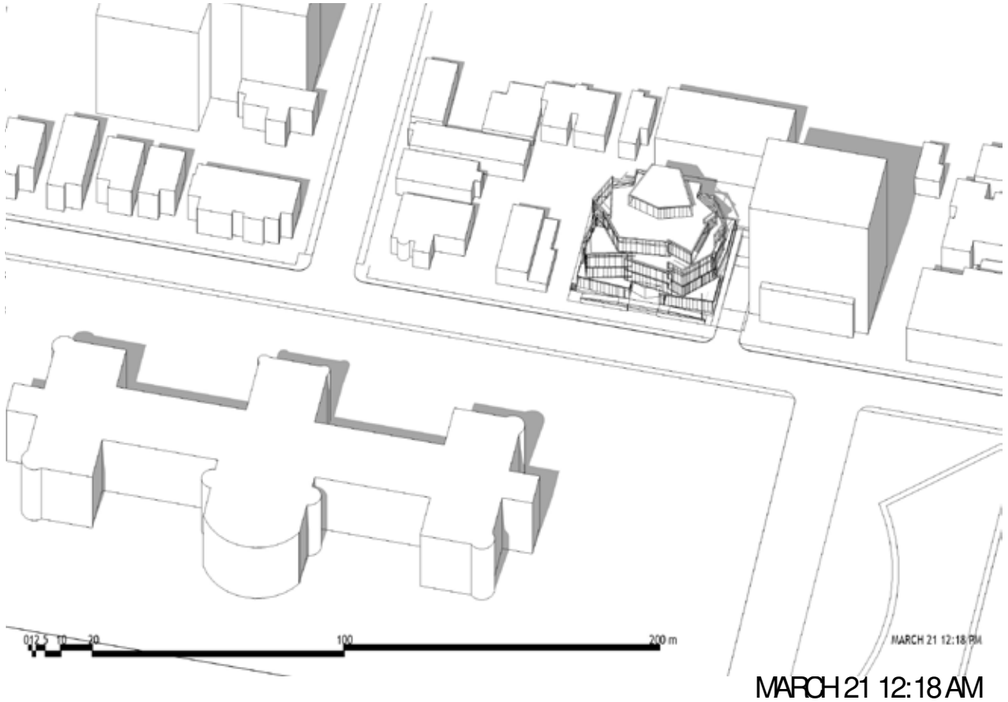

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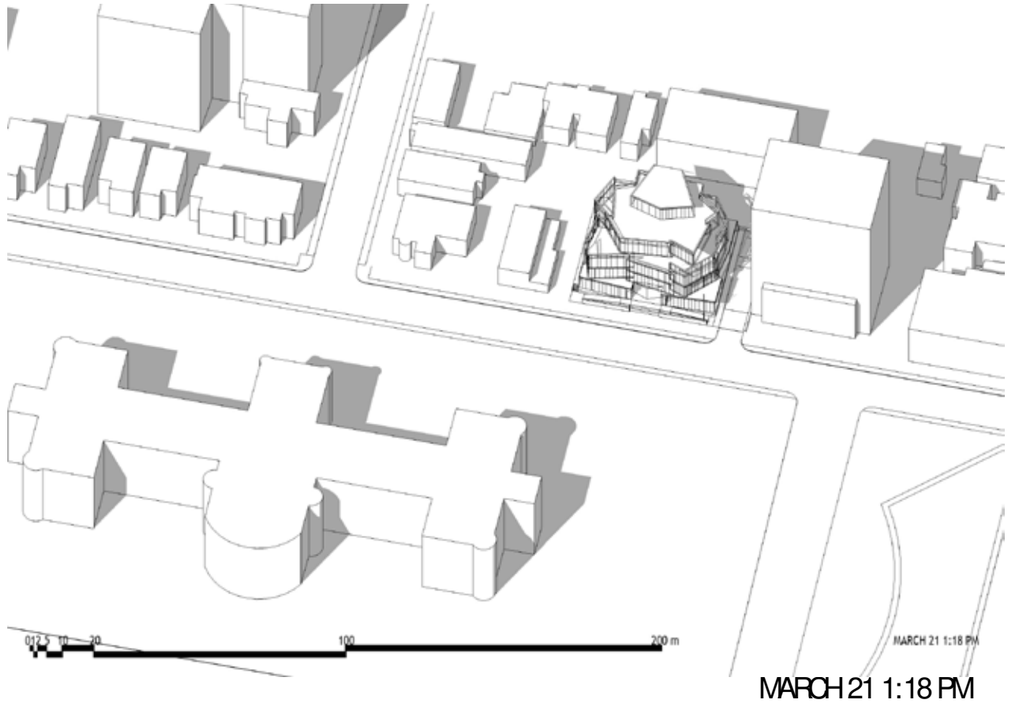
PROPOSED SUN SHADOW STUDY
JUNE 2012

EMBASSY BUILDING
EMBASSY OF THE REPUBLIC OF IRAQ

JULIAN JACOBS ARCHITECTS



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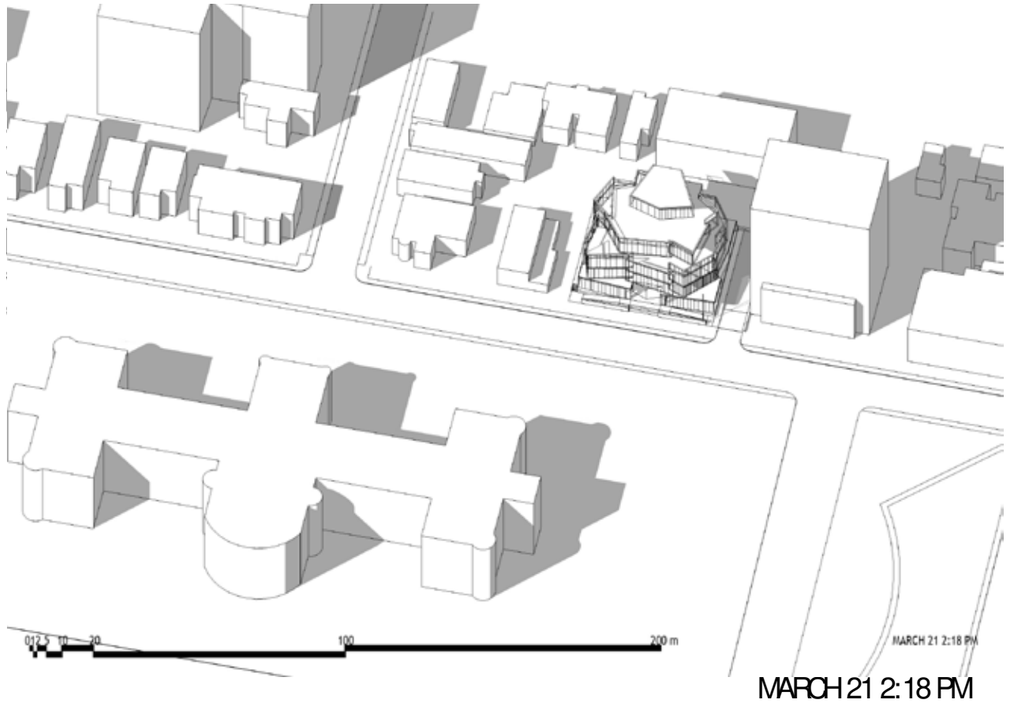

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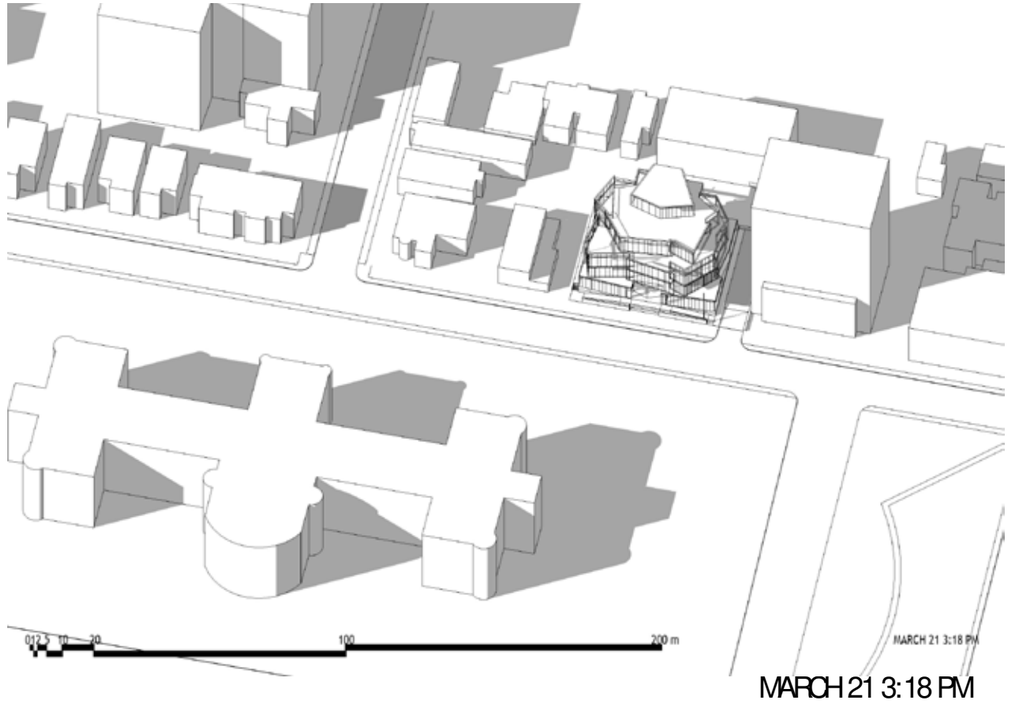

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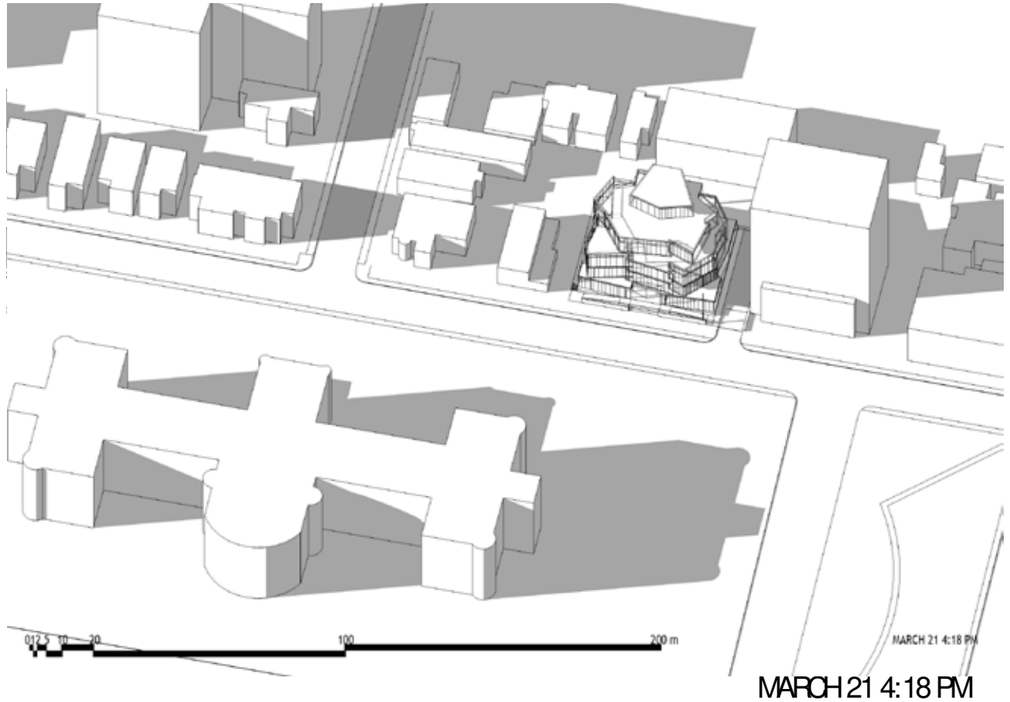

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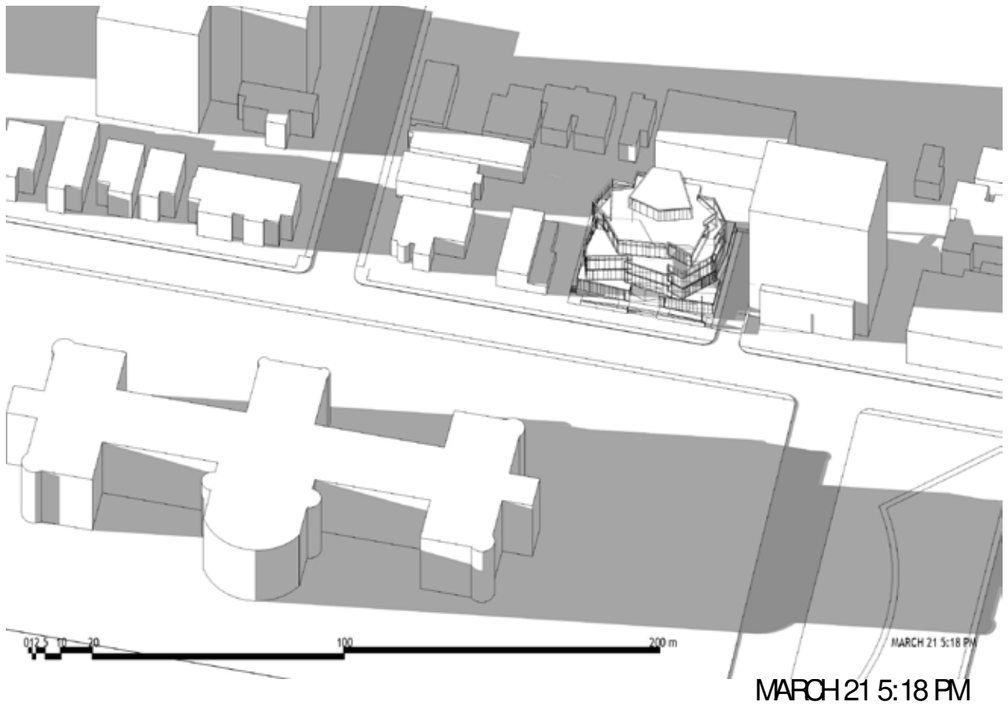
PROPOSED SUN SHADOW STUDY
JUNE 2012

EMBASSY BUILDING
EMBASSY OF THE REPUBLIC OF IRAQ

JULIAN JACOBS ARCHITECTS



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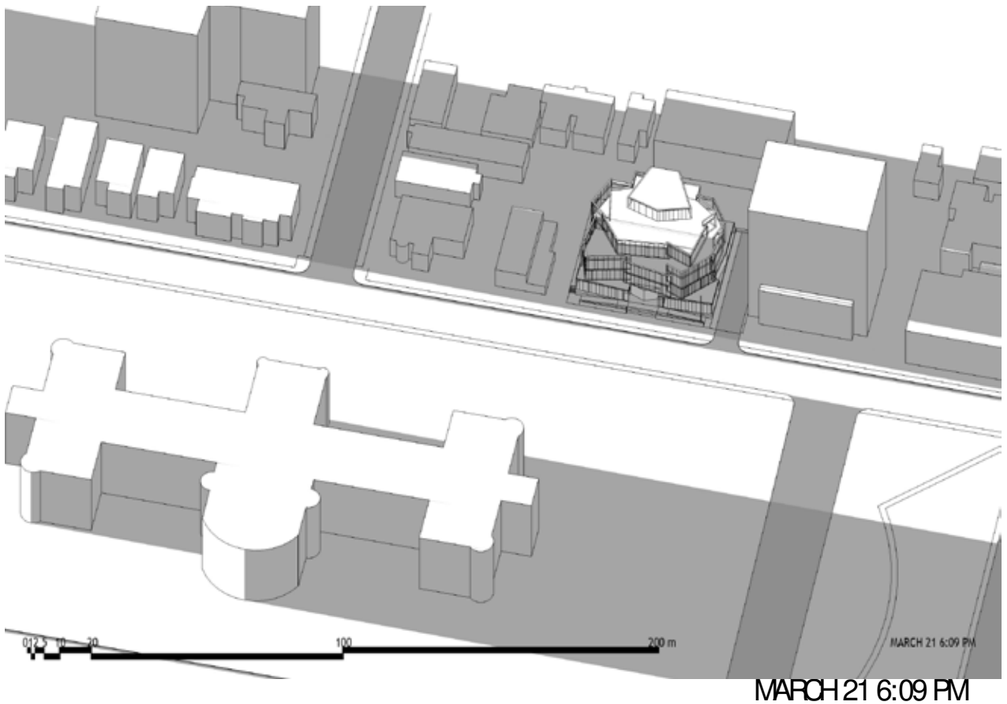

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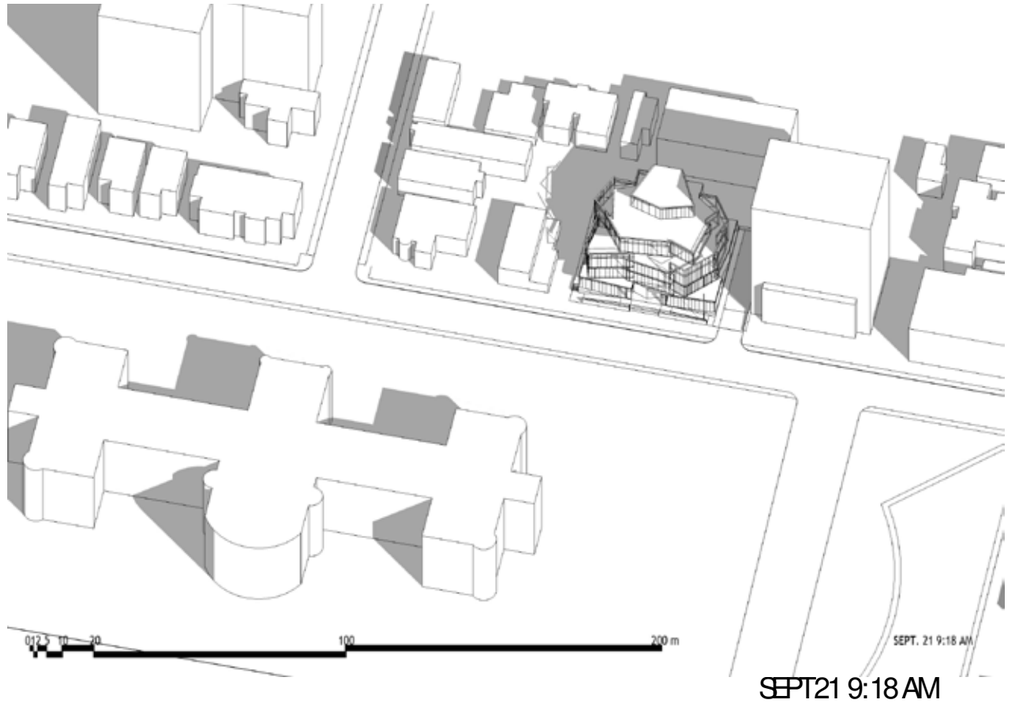
PROPOSED SUN SHADOW STUDY
JUNE 2012

EMBASSY BUILDING
EMBASSY OF THE REPUBLIC OF IRAQ

JULIAN JACOBS ARCHITECTS



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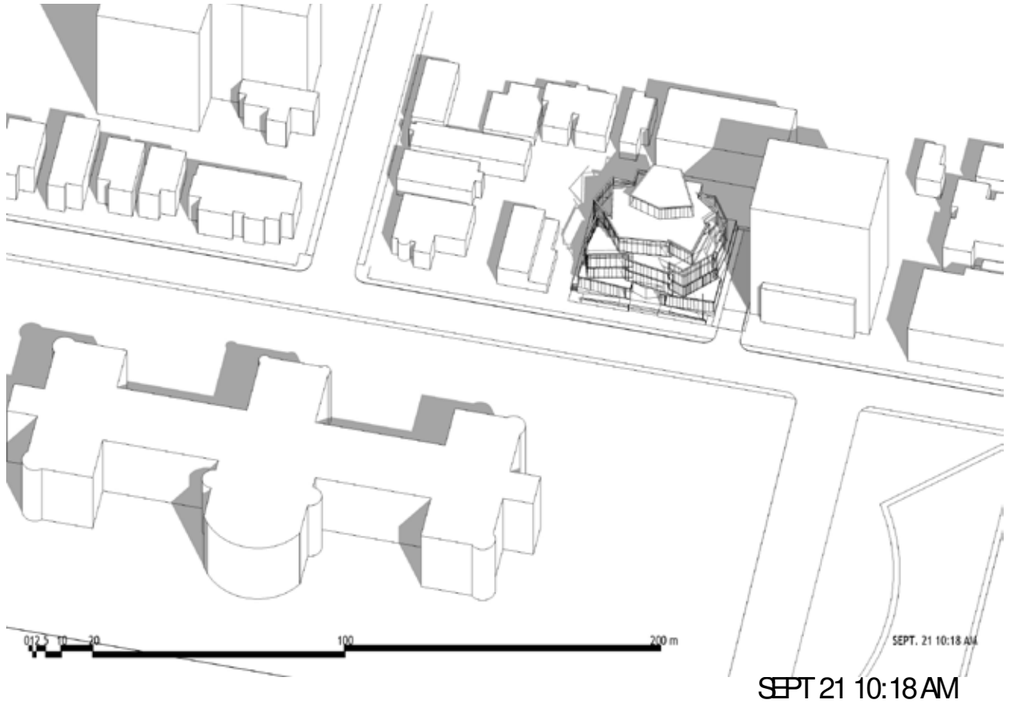

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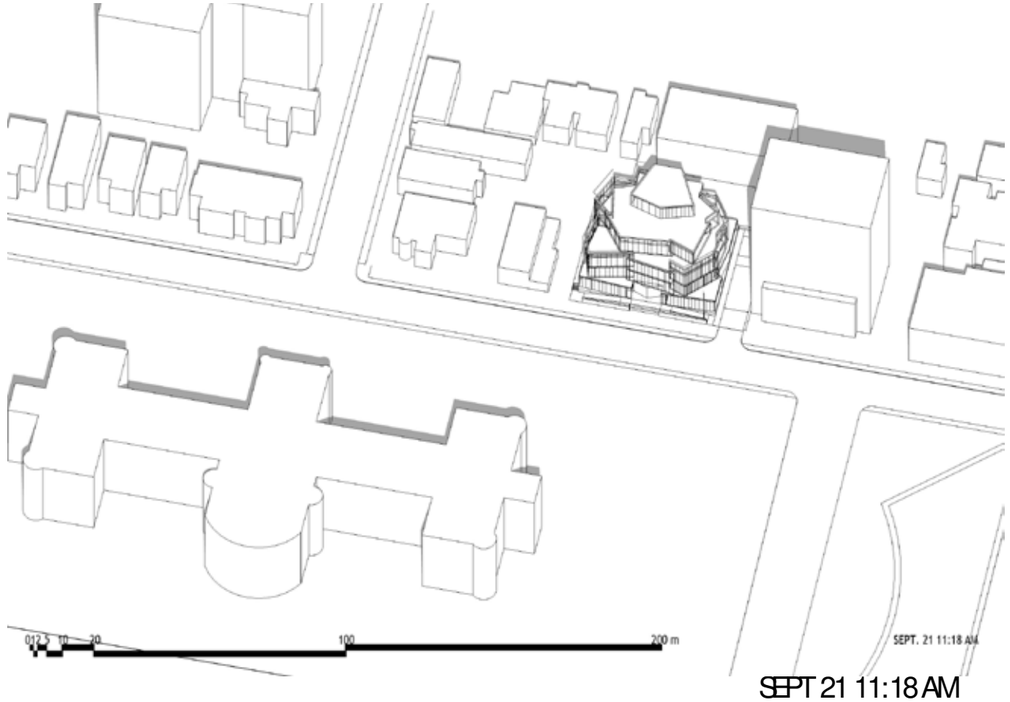

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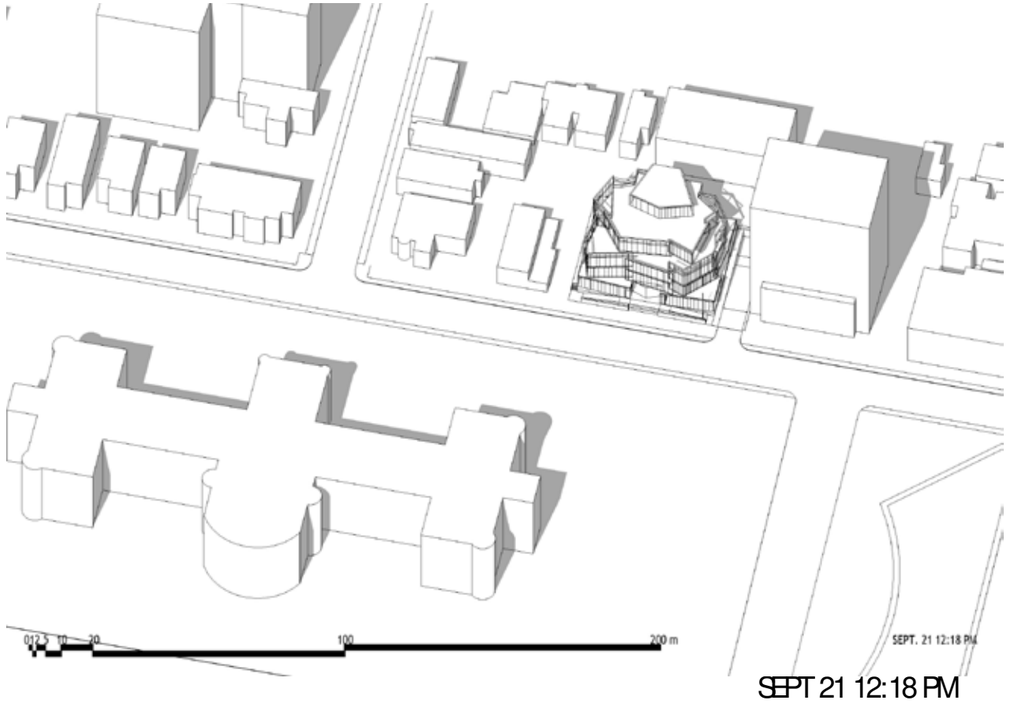

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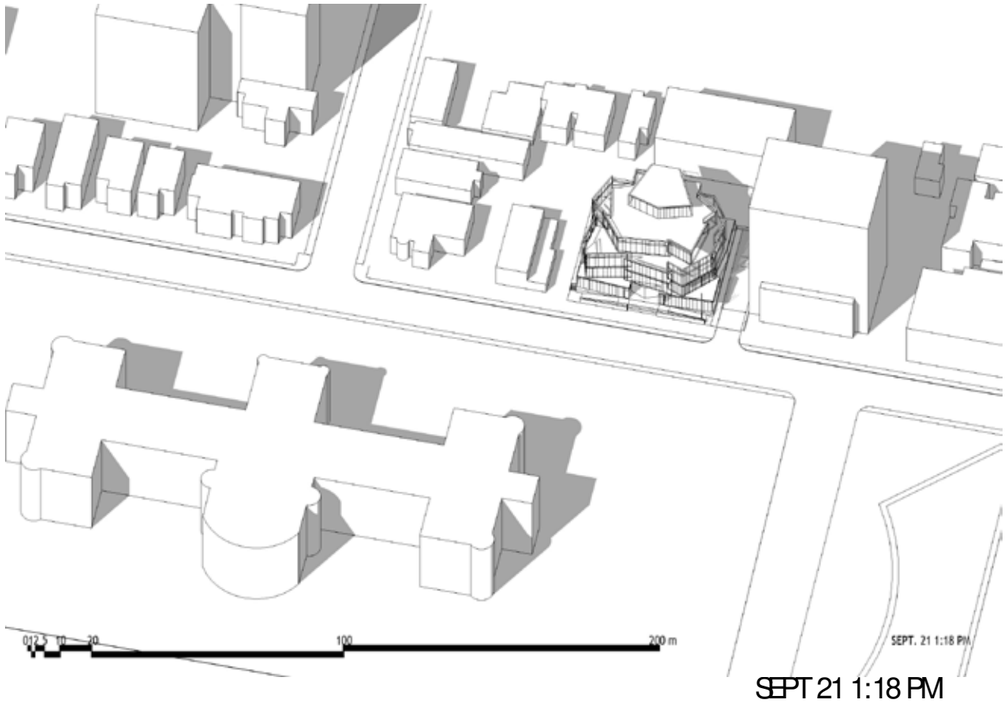
PROPOSED SUN SHADOW STUDY
JUNE 2012

EMBASSY BUILDING
EMBASSY OF THE REPUBLIC OF IRAQ

JULIAN JACOBS ARCHITECTS



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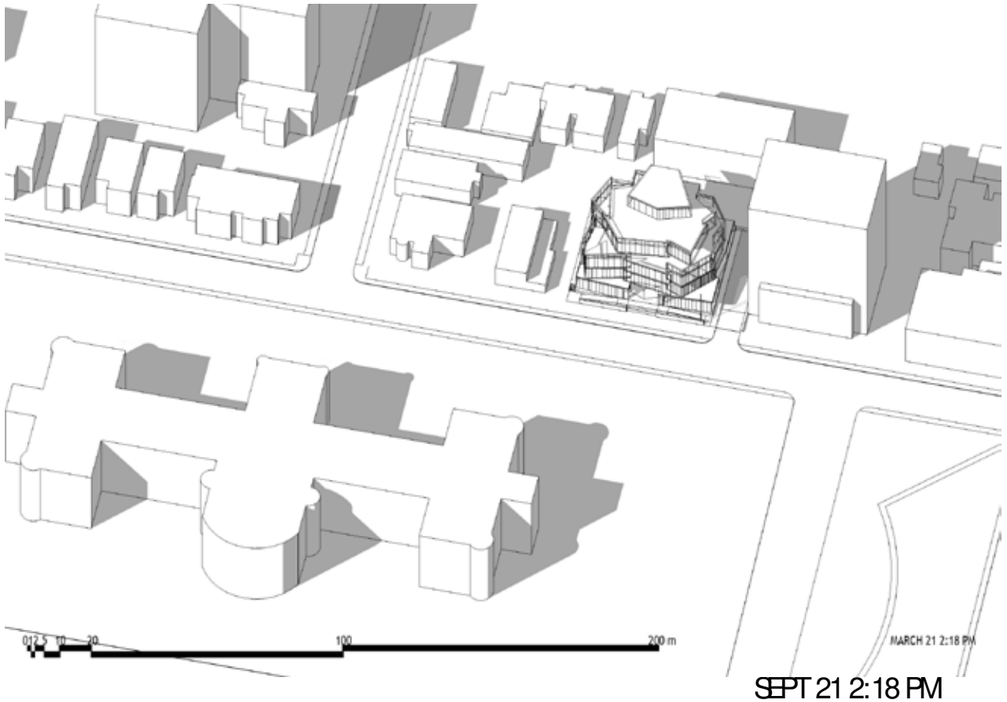

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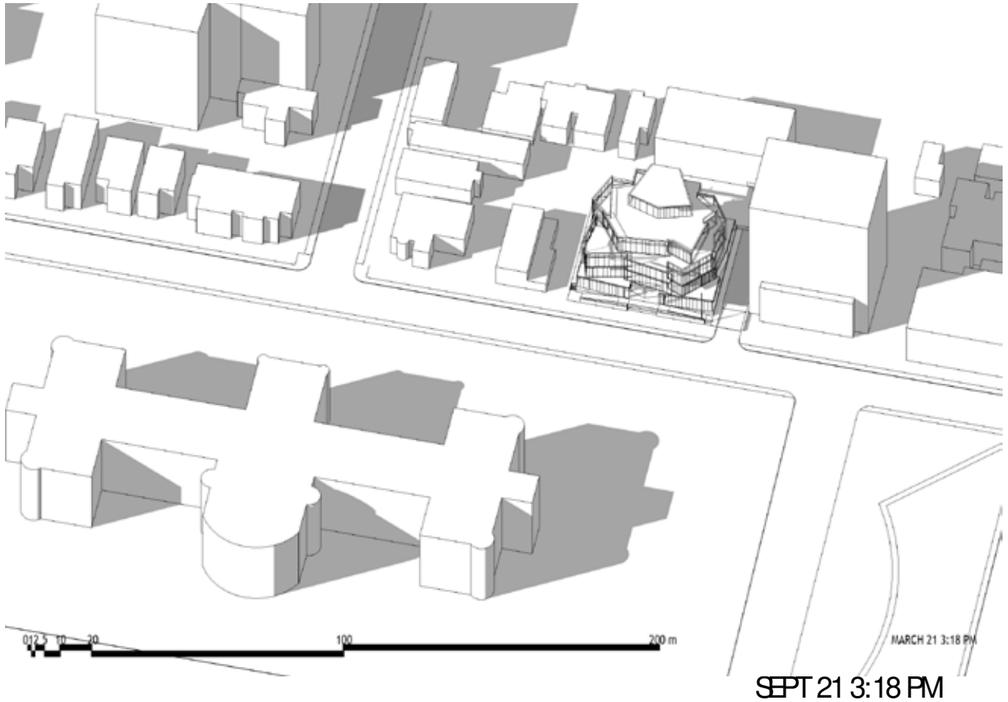

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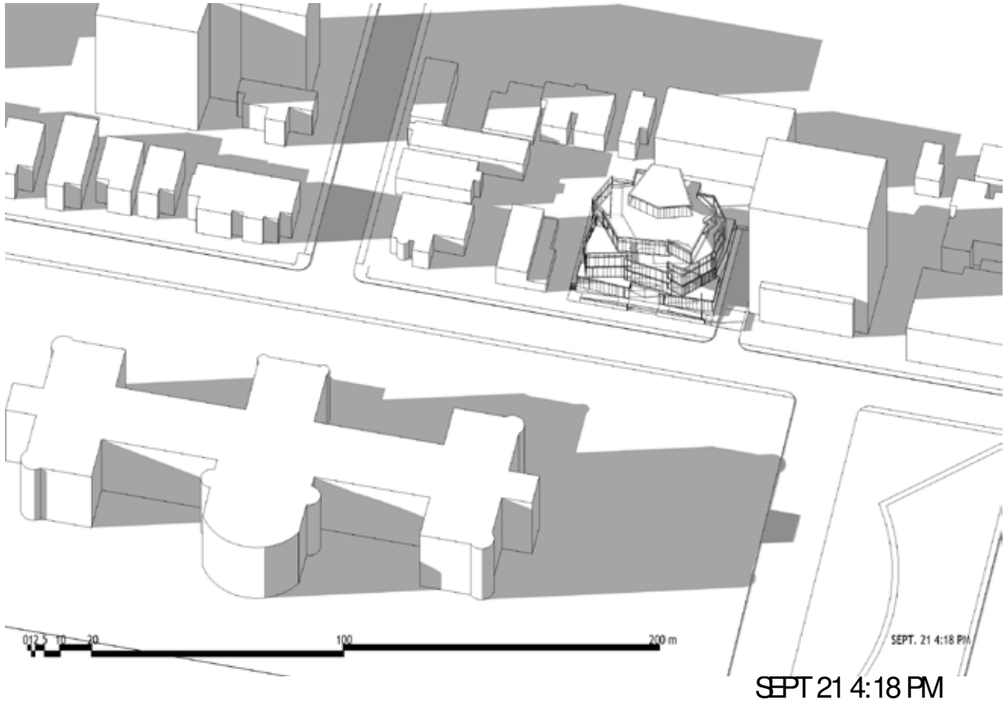

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PROPOSED SUN SHADOW STUDY
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EMBASSY BUILDING
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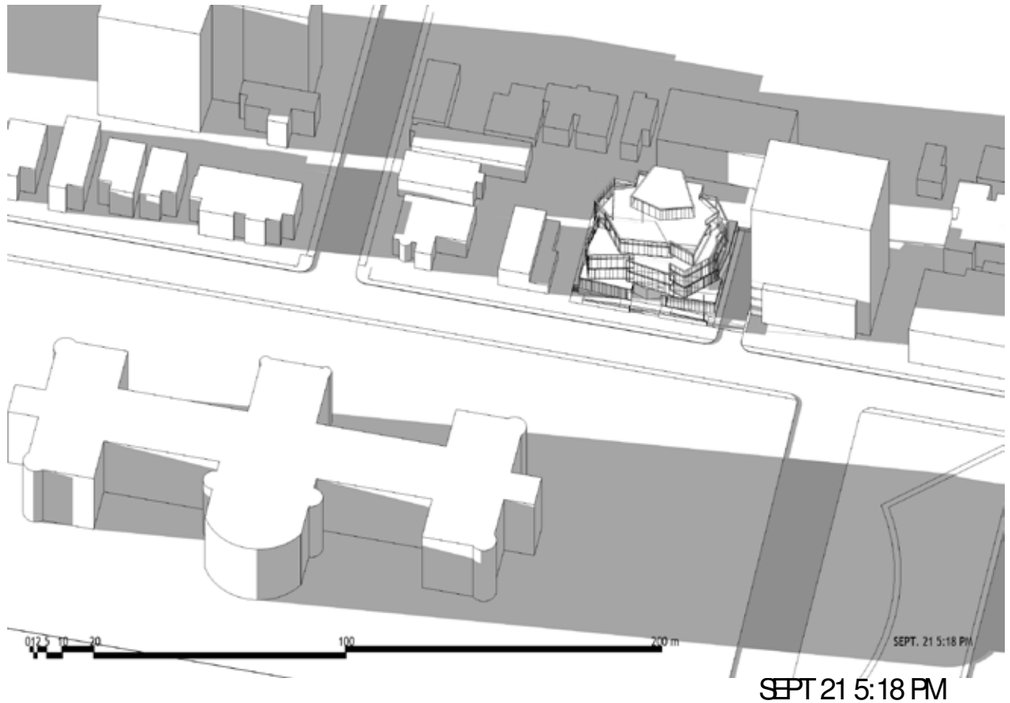

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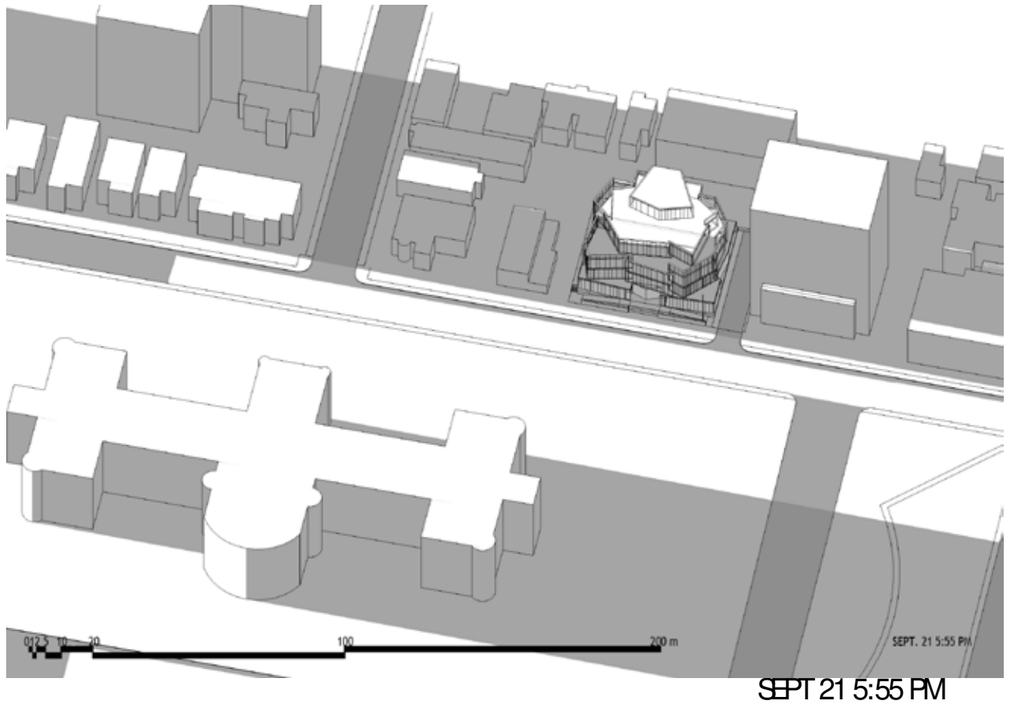

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PROPOSED SUN SHADOW STUDY
JUNE 2012

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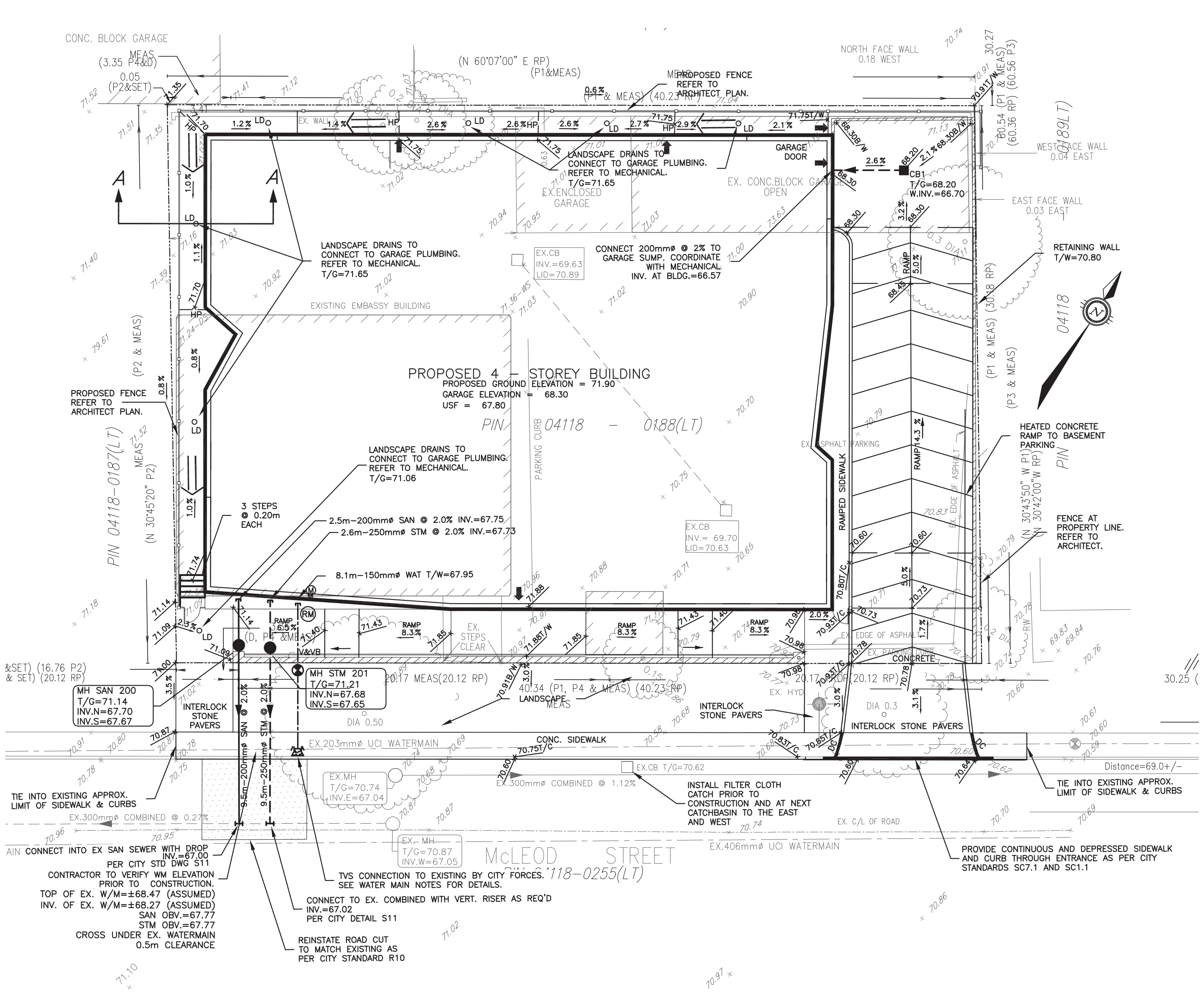
EMBASSY OF THE REPUBLIC OF IRAQ

JULIAN JACOBS ARCHITECTS

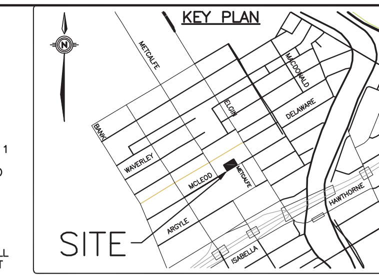


NOTES:

GENERAL

1. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION.
2. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
3. JOB BENCH MARK – CONFIRM WITH exp. SERVICES INC. PRIOR TO UTILIZATION.
4. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCHBASIN OUTLETS ARE PROVIDED.
5. STRIP AND REMOVE ALL TOPSOIL FROM IMPROVED AREAS.
6. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
7. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.
8. CURBS TO BE AS PER CITY OF OTTAWA STANDARDS.
9. CONTRACTOR IS TO COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING ON CITY STREETS.
10. THE CONTRACTOR SHALL COMPLETE ALL RESTORATION WITH CITY ROW's TO A CONDITION AT LEAST EQUAL TO ORIGINAL AND TO THE SATISFACTION OF THE MUNICIPAL AUTHORITIES.
11. THE CONTRACTOR SHALL REFER TO AND COMPLY WITH THE ARCHITECT'S SITE PLAN FOR BUILDING DIMENSIONS AND SITE LAYOUT. LATEST DESIGN DIMENSIONS AND LAYOUT INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION LAYOUT. LAYOUT TO BE CHECKED BY THE OWNERS CONSULTANT(S) PRIOR TO CONSTRUCTION.
12. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN TO WITHIN 1.0m OF BUILDING WALLS. PROVIDE TEMPORARY CAPS.
13. THE CONTRACTOR SHALL REFER TO AND COMPLY WITH THE LANDSCAPE ARCHITECTS' PLAN FOR SIDEWALK, PATHWAYS, RETAINING WALLS, CONCRETE MEDIAN, PLANTING AND OTHER LANDSCAPE FEATURES, MATERIALS AND LOCATIONS.
14. ALL CURB TO BE 150mm ABOVE FINISHED ASPHALT GRADE UNLESS OTHERWISE NOTED.
15. THE CONTRACTOR SHALL SUPPLY, INSTALL AND MAINTAIN A FILTER CLOTH "CATCH" ACROSS ALL MH/CB LIDS TO PREVENT SEDIMENTS AND GRANULARS FROM ENTERING STRUCTURES UNTIL SITE DEVELOPMENT IS COMPLETE. ANY SEDIMENTS/GRANULARS ENTERING STRUCTURES AND SEWERS SHALL BE IMMEDIATELY REMOVED.
16. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY BE DAMAGED OR CAUSE CONFLICTS PRIOR TO CONSTRUCTION OF ANY NEW SEWER, WATER AND/OR STORM WATER WORKS. THE ENGINEER SHALL BE INFORMED IMMEDIATELY OF ANY ERRORS, DISCREPANCIES, CONFLICTS, OMISSIONS etc THAT ARE FOUND. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
17. THE CONTRACTOR SHALL PROTECT ANY SUCH EXISTING SERVICES & FACILITIES. SUCH REQUIRED MEASURES INCLUDE, BUT ARE NOT LIMITED TO: ENSURE ALL CONCERNED UTILITIES HAVE LOCATED THEIR PLANT PRIOR TO ANY EXCAVATING, LOCATE AND FLAG/PAINT THE LOCATIONS OF OTHER U/G PLANT WHICH MIGHT BE DAMAGED BY EXCAVATION AND CONSTRUCTION TRAFFIC, HAND DIG IN PROXIMITY TO EXISTING BURIED SERVICES TO LOCATE THEM WITHOUT ANY RESULTING DAMAGE, BRACE AND SUPPORT WHERE REQUIRED.
18. THE CONTRACTOR SHALL APPRAISE HIS/HER SELF OF ALL SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED AND SHALL CARRY OUT THEIR OWN TEST PITS AS REQUIRED TO MAKE THEIR OWN INDEPENDENT ASSESSMENT OF GROUND CONDITIONS. THE CONTRACTOR SHALL NOT MAKE ANY CLAIM FOR ANY EXTRA COST DUE TO ANY SUCH GROUND CONDITIONS VARYING FROM THOSE ANTICIPATED BY THE CONTRACTOR.
19. THE CONTRACTOR SHALL COORDINATE AND PAY FOR ALL CONSTRUCTION RELATED PERMITS, FEES, INSPECTIONS AND APPROVALS REQUIRED BY THE CITY OF OTTAWA.
20. DESIGN ELEVATIONS GIVEN ON THIS PLAN ARE TO BE ADHERED TO WITH NO CHANGES WITHOUT PRIOR WRITTEN APPROVAL BY exp. POND STORAGE VOLUMES AND INLET CONTROL DEVICE DIMENSIONS MUST COMPLY WITH THE STORM WATER MANAGEMENT REPORT PREPARED BY exp. FOR THIS PROJECT,
21. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE CITY OF OTTAWA STANDARD CONSTRUCTION & MATERIAL SPECIFICATIONS AND DRAWINGS AND THE OPSS & OPSDs. THESE SPECIFICATIONS AND DRAWINGS SHALL BE CONSIDERED TO BE INCLUDED AS PART OF THE SPECIFICATIONS AND DRAWINGS OF THE WORK DESCRIBED ON THIS CONTRACT DRAWING. HOWEVER NO "BASIS OF PAYMENT CLAUSE" IN THOSE DOCUMENTS SHALL TAKE PRECEDENCE OVER THE BASIS OF PAYMENT TENDERED AND OFFERED BY THE CONTRACTOR FOR THE WORK INDICATED ON THIS DRAWING. THE TENDERED AMOUNT SHALL BE CONSIDERED FULL PAYMENT FOR ALL WORK, LABOUR, PRODUCTS, MATERIALS, TOOLS, EQUIPMENT ETC. TO COMPLETE THIS WORK.
22. ALL MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE OR IN EXCESS TO THE REQUIREMENTS OF THIS WORK SHALL BE LOADED, AND HAULED FROM THE SITE.
23. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE FOR DEWATERING, SUPPORT AND PROTECTION OF EXCAVATIONS AND TRENCHING AS WELL AS RELEASE OF ANY PUMPED GROUND WATER IN A CONTROLLED AND APPROVED MANNER.
24. THE CONTRACTOR SHALL SUPPLY, INSTALL AND MAINTAIN SILT FENCING AND STRAW BALES, AS SHOWN ON THIS DRAWING, TO PREVENT SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION FROM ENTERING INTO EX. DITCHES AND WATERCOURSES OR LEAVING THE SITE. SILT FENCES AND STRAW BALE CHECK DAMS SHALL BE AS PER OPSDs 219.11 & 219.18. ALL EROSION PROTECTION ALL SEDIMENT PROTECTION MEASURES SHALL BE INSPECTED DAILY AND AFTER EVERY RAINFALL. THEY SHALL BE MAINTAINED, CLEANED OUT AND REPLACED AS SOON AS SEDIMENT BUILD UP OR INCORRECT INSTALLATION IS OBSERVED BY THE CONTRACTOR OR AS REQUIRED BY THE ENGINEER, CITY OR CONSERVATION AUTHORITY. CLEAN OUT AND REPAIRS SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE AND THE SOD HAS TAKEN AND SLOPES ARE STABLE.
25. TRUCKS SHALL ONLY BE WASHED OFF AT AN APPROVED WASH OFF STATION AT AN APPROVED LOCATION AT THE BANK STREET END OF THE SITE. ANY FUEL SPILLS SHALL BE CONTAINED & CLEANED UP IMMEDIATELY. THE MINISTRY OF THE ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY IF A SPILL OCCURS. CONTACT THE MOE SPILLS ACTION CENTRE, 1–800–268–6060, IF OUTSIDE THE BUSINESS HOURS OF THE LOCAL MOE OFFICE. CONTAINMENT, CLEAN UP AND REMOVAL OF CONTAMINATED SOILS MUST COMPLY WITH "PART X OF THE ENVIRONMENTAL PROTECTION ACT (EPA).
26. PROVIDE ENGINEER'S SEALED SHOP DRAWING FOR THE RETAINING WALLS FOR APPROVAL PRIOR TO CONSTRUCTION. SHOP DRAWINGS TO INCLUDE WALL FROST PROTECTION REQUIREMENTS. SUBGRADE PREPARATION FOR RETAINING WALLS TO INCLUDE: PROOF ROLLING WITH A LARGE STEEL DRUM ROLLER, EXCAVATION AND BACKFILL OF SOFT SPOTS & ORGANICS WITH COMPACTED GRANULAR "B". BACKFILL RETAINING WALLS WITH FREE DRAINING, NON–FROST SUSCEPTIBLE SAND, COMPACTED TO AT LEAST 95% SPDD, IN MAX. 200mm LIFTS USING SUITABLE WALK BEHIND VIBRATORY COMPACTION EQUIPMENT. COMPLY WITH MANUFACTURER'S REQUIREMENTS.
27. THE CONTRACTOR SHALL PROTECT ALL TREES NOT DESIGNATED FOR REMOVAL. TREES SHALL BE PROTECTED FROM: CONSTRUCTION EQUIPMENT MOVEMENTS, STOCKPILING OF ANY MATERIALS WITHIN DRIPLINES AND FROM UNNECESSARY EXCAVATION ENCROACHING WITHIN DRIP LINES. THE CONTRACTOR SHALL SUPPLY, INSTALL AND MAINTAIN TREE PROTECTION BARRIERS AS PER OPSD–220.01 INSPECT, MAINTAIN, REPAIR AND REPLACE AS NECESSARY UNTIL ALL CONSTRUCTION IS COMPLETE.
28. RESTORE ALL DISTURBED SITE PAVEMENT STRUCTURE TO A CONDITION AT LEAST EQUAL TO ORIGINAL.
29. THE CONTRACTOR SHALL COMPLY WITH THE GEOTECHNICAL REPORT FOR PAVEMENT STRUCTURE. REMOVE ALL SURFICIAL VEGETATION, EXISTING ASPHALT, CURB (ETC.) LOCATED WITHIN DESIGNATED AREAS OF PROPOSED CONSTRUCTION. REMOVE AND/OR RELOCATE PIPES, APPURTENANCES, STRUCTURES, ETC. THAT ARE DESIGNATED FOR REMOVAL AND/OR RELOCATION. REGRADE EXISTING GRANULARS TO PROPOSED GRADES. SUPPLY AND INSTALL GRANULARS AS REQUIRED TO ACHIEVE PROPOSED GRADES. ALL MATERIAL DESIGNATED BY THE ENGINEER AS EXCESS TO THE REQUIREMENTS OF THIS WORK SHALL BE LOADED HAULED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. LOOSE SUBGRADE TO BE RECOMPACTED. SOFT AREAS SHALL BE SUBEXCAVATED, WITH A 5:1 TRANSITION TAPER TO FIRM SUBGRADE, AND BACKFILLED WITH WITH SELECT SUBGRADE MATERIAL.
30. DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".
31. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED RESIDENTS A MIN OF 48 HOURS PRIOR TO A SCHEDULED SERVICE DISRUPTION, INCLUDING ROAD AND DRIVEWAY BLOCKAGES.
32. ANY ACCIDENTAL SERVICE DISRUPTION IS TO BE REMEDIED IMMEDIATELY BY THE CONTRACTOR.
33. ALL SIDEWALKS SHALL BE SLOPED A MINIMUM OF 1.0% AWAY FROM BUILDING UNLESS OTHERWISE INDICATED.
34. BACK FLOW PREVENTERS TO BE INSTALLED ON STORM & SANITARY SERVICES WITHIN BUILDING. REFER TO MECHANICAL.

KEY PLAN



LEGEND

- PROPOSED GRADE
- EXISTING GRADE
- PROPOSED GRADE TOP OF CURB
- PROPOSED GRADE TOP OF WALL
- PROPOSED GRADE BOTTOM OF WALL
- 1.7% — SLOPE AND DRAINAGE DIRECTION
- T/G= — TOP OF GRATE ELEVATION
- DC — PROPOSED CURB AND DEPRESSION
- EXISTING CURB
- H.P. — HIGH POINT/GRADEBREAK
- PROPERTY BOUNDARY
- CB 1 — CATCHBASIN
- STM MH 1 — STORM MANHOLE
- CBMH 1 — CATCHBASIN MANHOLE
- SAN MH 1 — SANITARY MANHOLE
- VALVE & VALVE BOX
- WATER METER
- REMOTE WATER METER
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SAN SEWER
- MH 201 — EXISTING STORM MANHOLE / EXISTING STORM SEWER
- MH 125 — EXISTING SANITARY MANHOLE / EXISTING SAN SEWER
- V&VB — EXISTING VALVE & VALVE BOX
- EXISTING WATERMAIN
- EXISTING HYDRANT AND VALVE
- ROAD REINSTATEMENT
- ENTRANCE/DOOR
- MAJOR OVERLAND FLOW ROUTE
- PROPOSED FENCE
- WALL
- LD — LANDSCAPE DRAIN

NOTES:

WATERMAIN

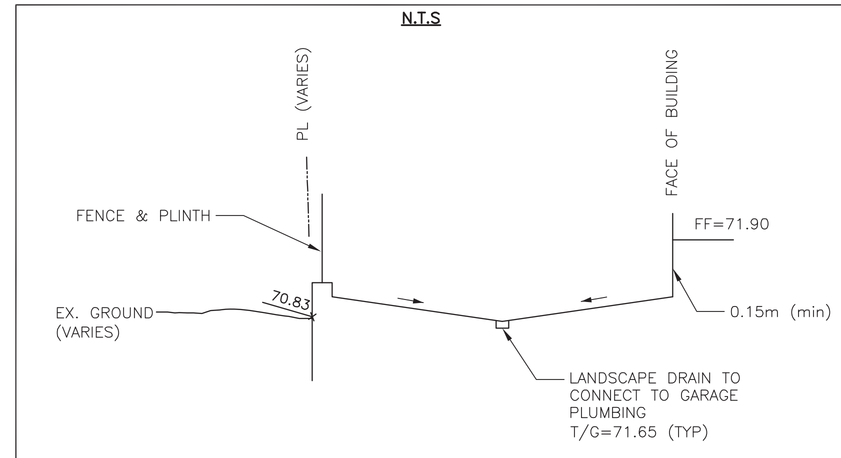
1. ALL WATERMAIN WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS. NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE.
2. INSTALLATION OF WATER METER AND REMOTE RECEPTACLE SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
3. WATERMAIN IS TO BE PVC DR18 (WITH TRACER WIRE AS PER CITY OF OTTAWA STANDARD W36) UNLESS OTHERWISE NOTED.
4. VALVE BOXES AS PER CITY OF OTTAWA DETAIL W24.
5. ALL WATERMAIN TO BE INSTALLED AT MINIMUM COVER OF 2.4m.
6. WATERMAIN BEDDING IS TO BE AS PER CITY OF OTTAWA DETAIL W17.
7. THRUST BLOCKS AND RESTRAINT AS PER CITY OF OTTAWA DWGS: W25.3 AND W25.4, W25.5 AND W25.6.
8. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS PER CITY OF OTTAWA DWGS: W39, W40, W41
9. ALL CONNECTIONS TO EXISTING WATERMAIN BY CITY OF OTTAWA FORCES. CONTRACTOR TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
10. WATERMAIN TO BE HYDROSTATICALLY TESTED TO 200PSI FOR 2 HOURS.
11. DISINFECTION AND TESTING OF WATERMAIN TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.

SEWER

1. CATCHBASINS SHALL BE PRECAST 600x600 AS PER OPSD STD. 705.01, FRAMES AND COVERS SHALL BE AS PER OPSD 400.01. A MIN. 600mm SUMP SHALL BE PROVIDED.
2. STORM AND SANITARY MANHOLES SHALL BE PRECAST 1220mmø AS PER OPSD STD. 701.01, FRAMES AND COVERS SHALL BE AS PER OPSD 401.01. STORM MANHOLES TO HAVE A MIN. 300mm SUMP.
3. SEWER BEDDING AS PER OPSD STD. 802.03 WITH MIN. 150mm GRANULAR 'A' BEDDING COMPACTED TO 95% STANDARD PROCTOR DENSITY.
4. ALL WORK SHALL BE PERFORMED, AS APPLICABLE IN ACCORDANCE WITH MUNICIPAL & OPSS STANDARD SPECIFICATIONS AND DRAWINGS –IN PARTICULAR, WITH O.P.S.S. 407, AND 410.
5. ALL STORM SEWER TO BE PVC SDR 35 OR APPROVED EQUIVALENT.
6. ALL MANHOLES, CATCHBASINS AND CATCHBASIN MANHOLES TO BE BACKFILLED WITH MIN. 0.3m HORIZ. THICKNESS OF GRANULAR A.
7. PIPE BEDDING SHALL BE GRANULAR "A" PLACED FROM THE BOTTOM OF THE TRENCH EXCAVATION TO THE PIPE SPRING LINE. THE GRANULAR "A" BEDDING SHALL BE A MINIMUM DEPTH OF 150mm BELOW THE U/S OF THE PIPE. THE GRANULAR BEDDING SHALL BE PLACED AND COMPACTED IN 150mm LIFTS TO THE SPRING LINE. COMPACTION SHALL BE TO 95% STANDARD PROCTOR DENSITY.
8. THE UNDERGROUND SERVICING CONTRACTOR IS REQUIRED TO PERFORM ANY/ALL FIELD TESTS REQUIRED BY THE CITY FOR QUALITY CONTROL OF ALL INSTALLED SEWER AND MANHOLES IN ACCORDANCE WITH CITY OF OTTAWA AND OPSS SPECIFICATIONS & STANDARDS. ANY TESTS SHALL BE PERFORMED IN THE PRESENCE OF THE ENGINEER WHO WILL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS TO THE CITY OF OTTAWA. SEWER IS NOT TO BE PUT INTO USE UNTIL THIS TESTING IS SUCCESSFULLY COMPLETE.
9. THE U/G SERVICING CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS. CONNECTION TO CITY SEWERS MUST BE MADE IN THE PRESENCE OF A CITY OF OTTAWA INSPECTOR.
10. ALL SANITARY SEWERS ARE TO BE THE SIZES INDICATED AND THE MATERIAL SHALL BE PVC SDR 35 AND SERVICES PVC SDR 28.
11. ALL MANHOLES AND CBMH TO BE OPSD 701.010. COVERS TO BE PER CITY OF OTTAWA STANDARDS.
12. ALL MANHOLES AND CBMH TO BE OPSD 701.010 ALL SAN MH COVERS SHALL BE CLOSED OPSD 401.01.
13. THE CONTRACTOR SHALL CONDUCT EXFLITRATION (AS PER CURRENT OPSS) TESTING ON ALL NEWLY INSTALLED SANITARY SEWERS. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWER INSTALLED AND SUPERVISED BY THE ENGINEER.
14. THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED STORM AND SANITARY SEWERS AND EXISTING SEWERS CONNECTED TO. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWERS INSTALLED AND SUPERVISED BY THE ENGINEER.
15. ALL STORM AND SANITARY SEWERS MUST UNDERGO DYE TESTING PROCEDURES AND VERIFIED BY ENGINEER.

A–A CONCRETE WALK SECTION (TYPICAL)

N.T.S



NOTES

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

PRELIMINARY

NOT FOR CONSTRUCTION

NO.	REVISION DESCRIPTION	DATE	BY	APPD
1	ISSUED FOR SITEPLAN APPLICATION	05/09/12	ASB	KLM

SCALE: HORZ 1:150 — HORIZONTAL 1:150 (0, 1.5m, 3m, 6m)

DESIGNED BY:

REVIEWED BY: LICENSED PROFESSIONAL ENGINEER K. L. MURPHY SEPT 5/12 PROVINCE OF ONTARIO

CLIENT: JULIAN JACOBS ARCHITECT
EMBASSY BUILDING
EMBASSY OF THE REPUBLIC OF IRAQ

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BASEPLAN	ASB
DESIGN	ASB
CHECKED	KLM
CAD	ASB
PROJ. MAN	KLM
APPROVED	KLM

PROJECT: 215 McLEOD STREET
EMBASSY OF IRAQ
CITY OF OTTAWA

TITLE: EMBASSY OF IRAQ
SERVICING AND GRADING PLAN

PROJ NO. OTT–205359–A0
SURVEY J.D. BARNES
DATE APRIL 17, 2012
DRAWING NO. SGR

Filename: p:\projects\civil engineering services\205000\ott-00205359-a0 - 215 mcleod street - iraq embassy Last Saved: 9/5/2012 1:11:54 PM Last Plotted: 9/5/2012 1:12:10 PM Plotted by: murphyk

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PROPERTY LINE
34105
EL. 71.0 m
EL. 71.1 m
1500
POWDER-COAT PAINTED METAL FENCING
CONCRETE PLINTH
RETAINING WALL
FIRST FLOOR ROOF
SECOND FLOOR ROOF
MECHANICAL PENTHOUSE
FIRST FLOOR ROOF
SECOND FLOOR ROOF
GEOD. +68.30m
EL. 71.3 m
CONCRETE PLINTH
30135
25755
FOURTH FLOOR ROOF
POWDER-COAT PAINTED METAL FENCING
SECOND FLOOR ROOF
PROPERTY LINE
SECOND FLOOR ROOF
FIRST FLOOR ROOF
FIRST FLOOR ROOF
POWDER-COAT PAINTED METAL DOUBLE GATE
EXISTING 13 STORY APARTMENT BLDG.
ENTRANCE
+71.14m
RAMP
71.85m +
70.92m
3000
+71.06m
CONCRETE
GEOD. +70.95m
20100 (66')
2545
STONE PAVING
LAY-BY / SHORT-TERM PARKING
SIDEWALK
2600 (8'-6')
6700
6700
6700
McLEOD STREET
N

SITE/ LANDSCAPE PLAN

FEB 2013

EMBASSY BUILDING

EMBASSY OF THE REPUBLIC OF IRAQ

JULIAN JACOBS ARCHITECTS

SCALE: 1 : 150 DOUGLAS ASSOCIATES LANDSCAPE ARCHITECTS

35585

2015 | 9065 | 7490 | 7490 | 9065 | 460

30105 = 1330 + 8925 + 7135 + 8430 + 3785

STORAGE

11 BICYCLE PARKING SPACES

UP

UP

GEOD. +68.30m

VALET PARKING FOR 27 CARS

ramp

BARRIER FREE

RAMP DOWN

EL 2

GEOD. +68.30m

GARBAGE ROOM
5770 x 4295
25 sm

DN

STORAGE

DN

GEOD. +67.40m

EXISTING 13 STORY APARTMENT BLDG

MECHANICAL ROOM
10355 x 5430
56 sm

STORAGE
5895 x 2365
14 sm

STORAGE
5895 x 2365
14 sm

FEMALE STAFF
5080 x 3745
19 sm

MALE STAFF
5080 x 3745
19 sm

ELECTRICAL ROOM
8735 x 5900
52 sm

P1 FLOOR PLAN

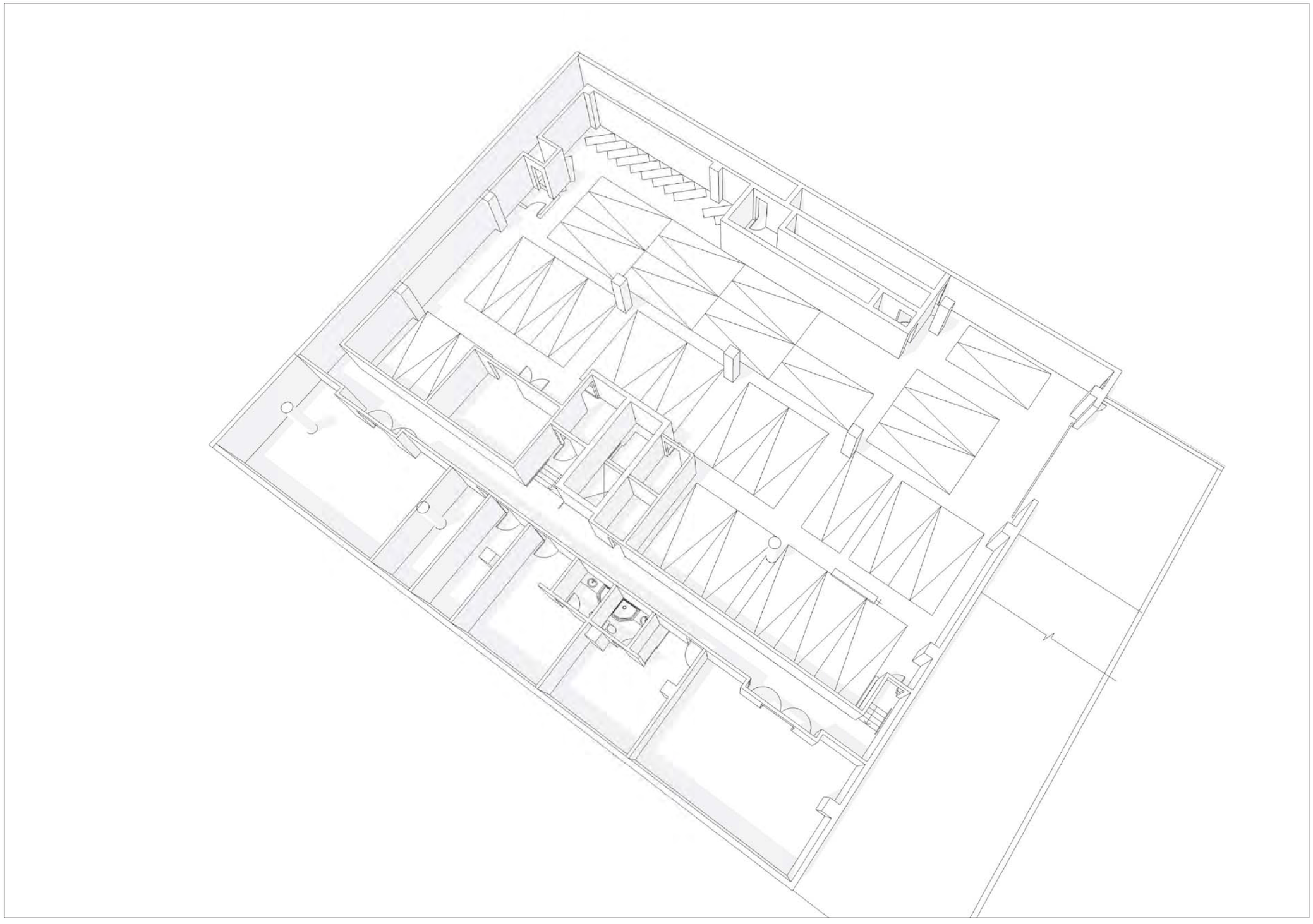
FEB 2013

EMBASSY BUILDING

EMBASSY OF THE REPUBLIC OF IRAQ

SCALE: 1 : 150

JULIAN JACOBS ARCHITECTS



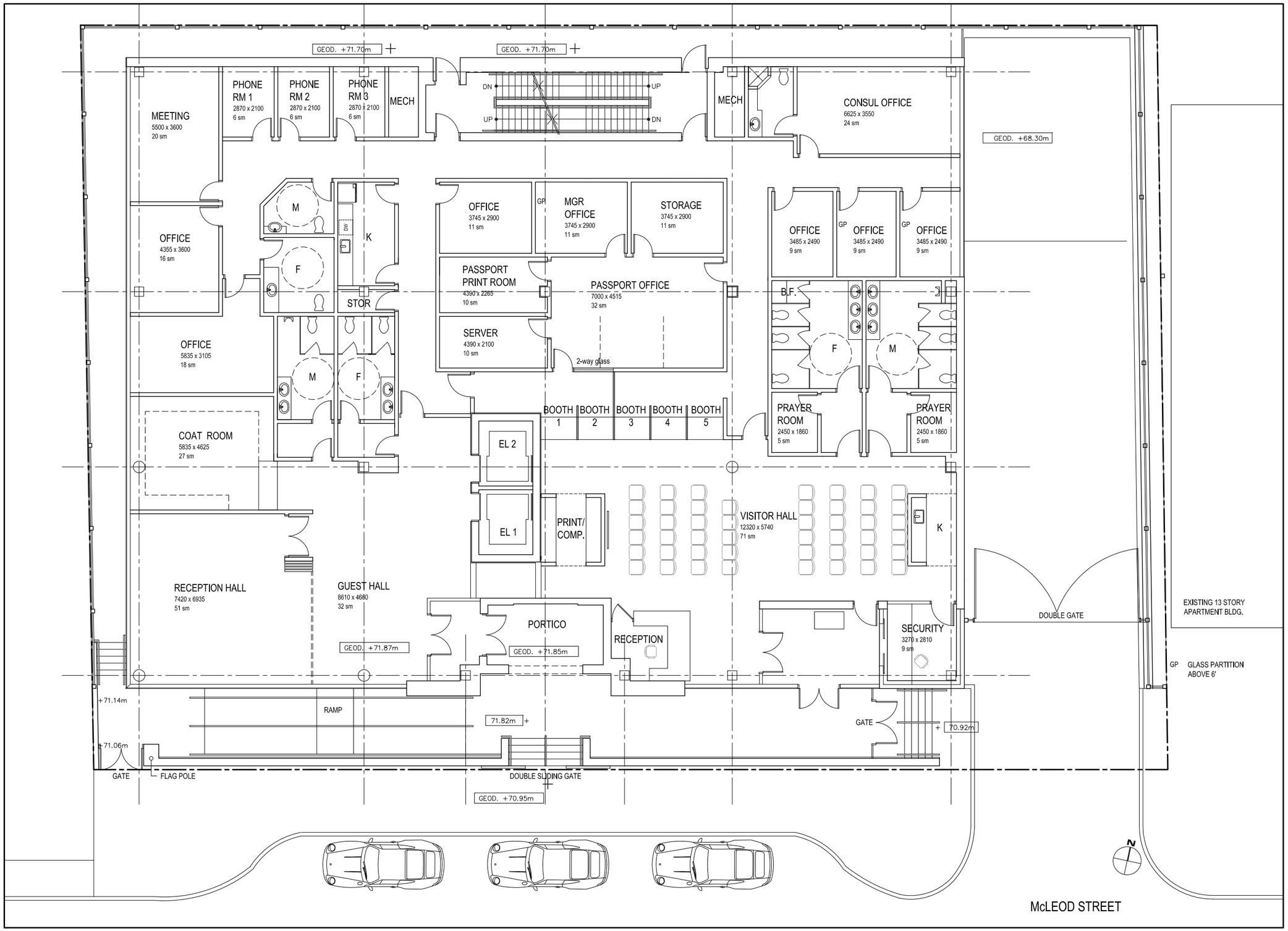
P1 FLOOR PLAN

FEB 2013

AMBASSADOR'S RESIDENCE

EMBASSY OF THE REPUBLIC OF IRAQ

JULIAN JACOBS ARCHITECTS



GROUND FLOOR PLAN

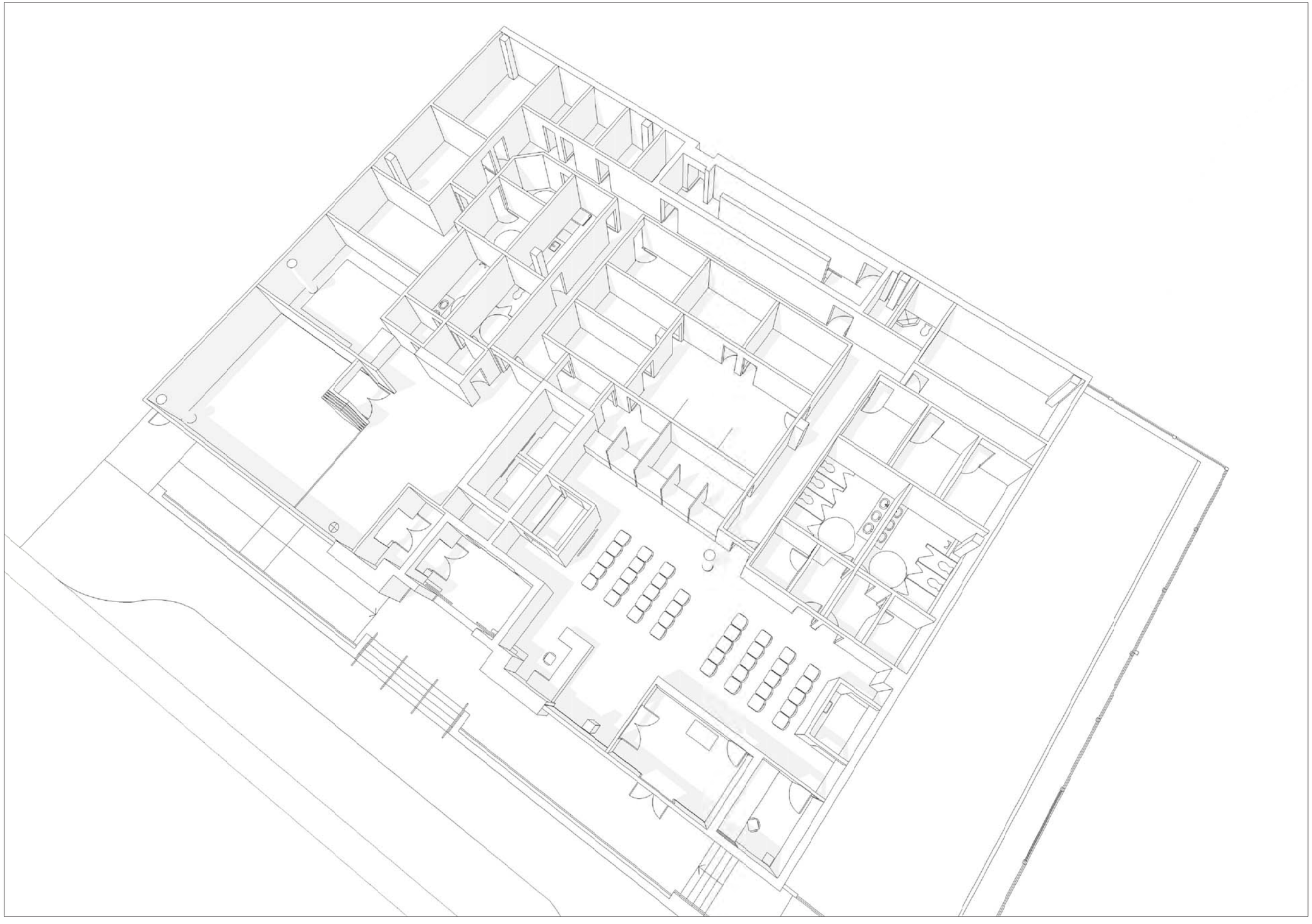
FEB 2013

EMBASSY BUILDING

EMBASSY OF THE REPUBLIC OF IRAQ

SCALE: 1 : 150

JULIAN JACOBS ARCHITECTS



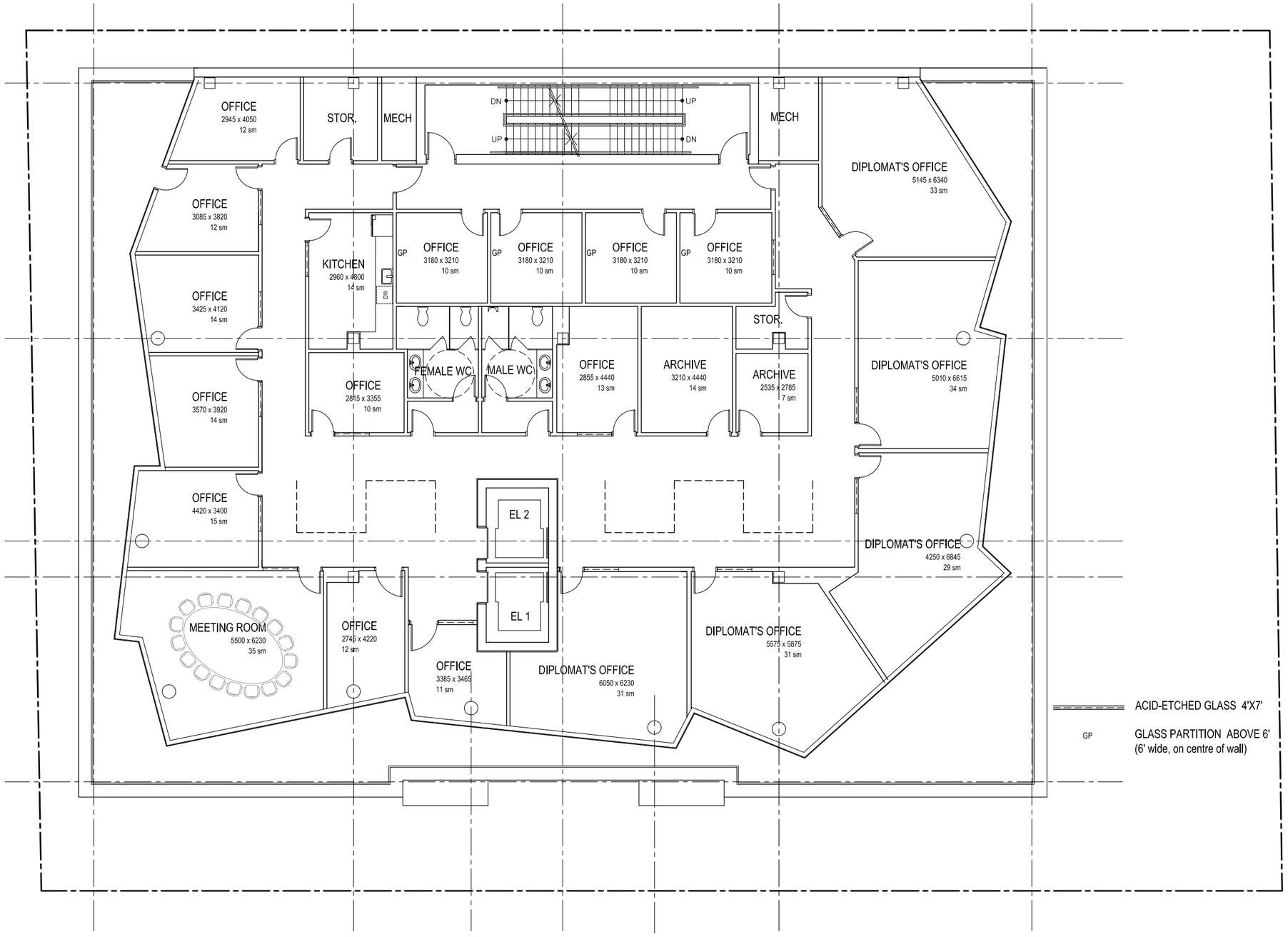
GROUND FLOOR PLAN

FEB 2013

AMBASSADOR'S RESIDENCE

EMBASSY OF THE REPUBLIC OF IRAQ

JULIAN JACOBS ARCHITECTS



SECOND FLOOR PLAN

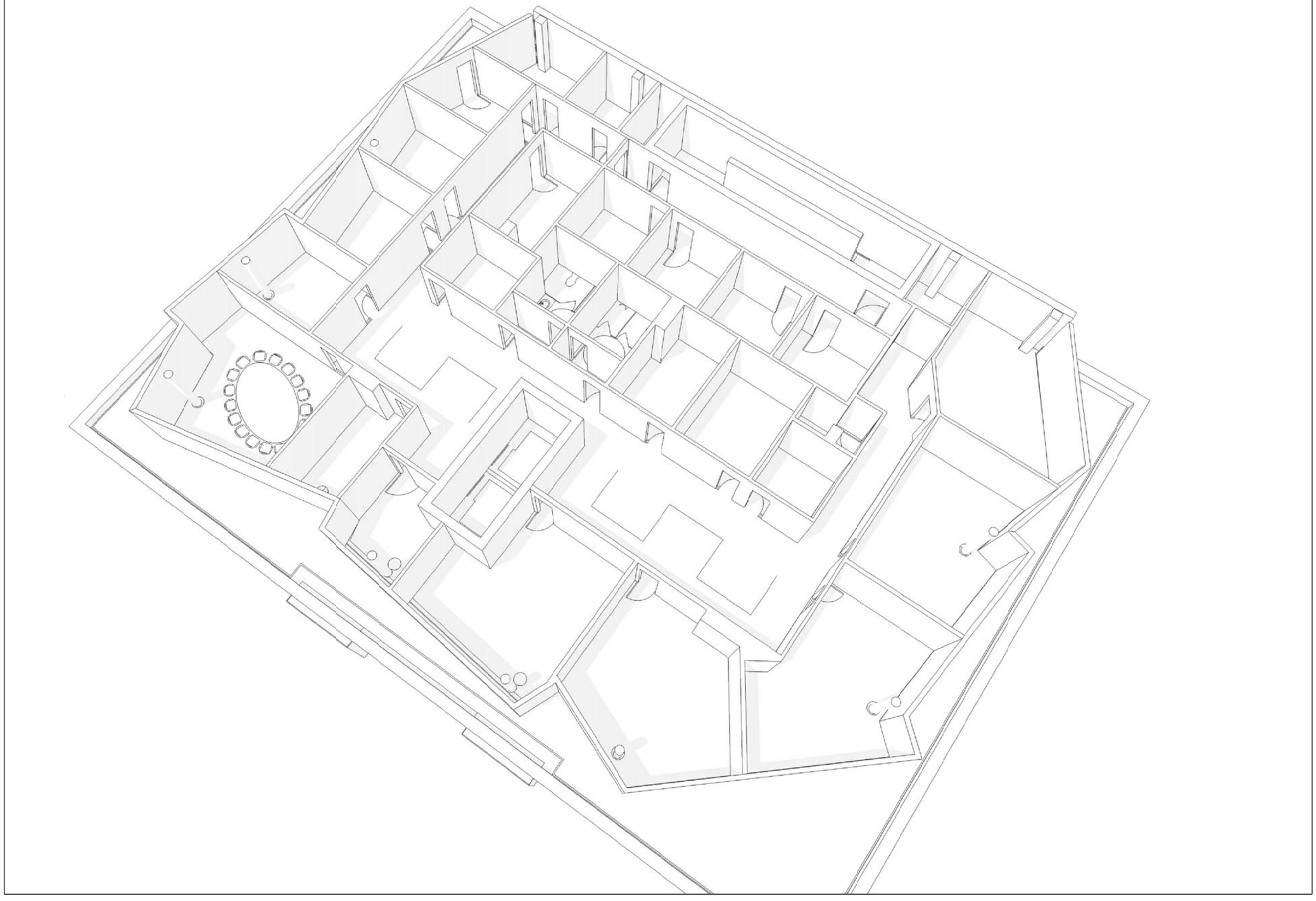
FEB 2013

EMBASSY BUILDING

EMBASSY OF THE REPUBLIC OF IRAQ

SCALE: 1 : 150

JULIAN JACOBS ARCHITECTS



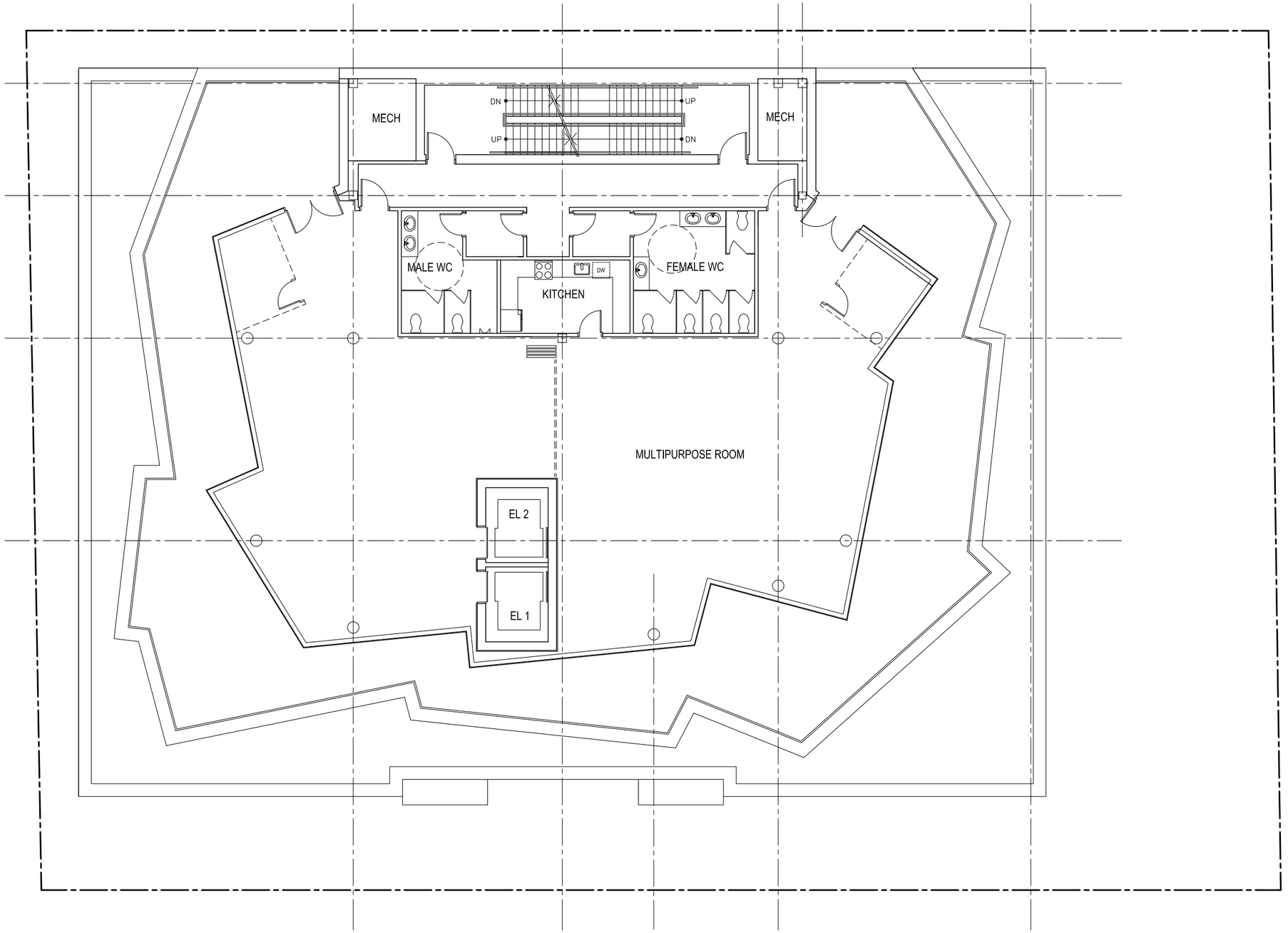
SECOND FLOOR PLAN

FEB 2013

AMBASSADOR'S RESIDENCE

EMBASSY OF THE REPUBLIC OF IRAQ

JULIAN JACOBS ARCHITECTS



THIRD FLOOR PLAN

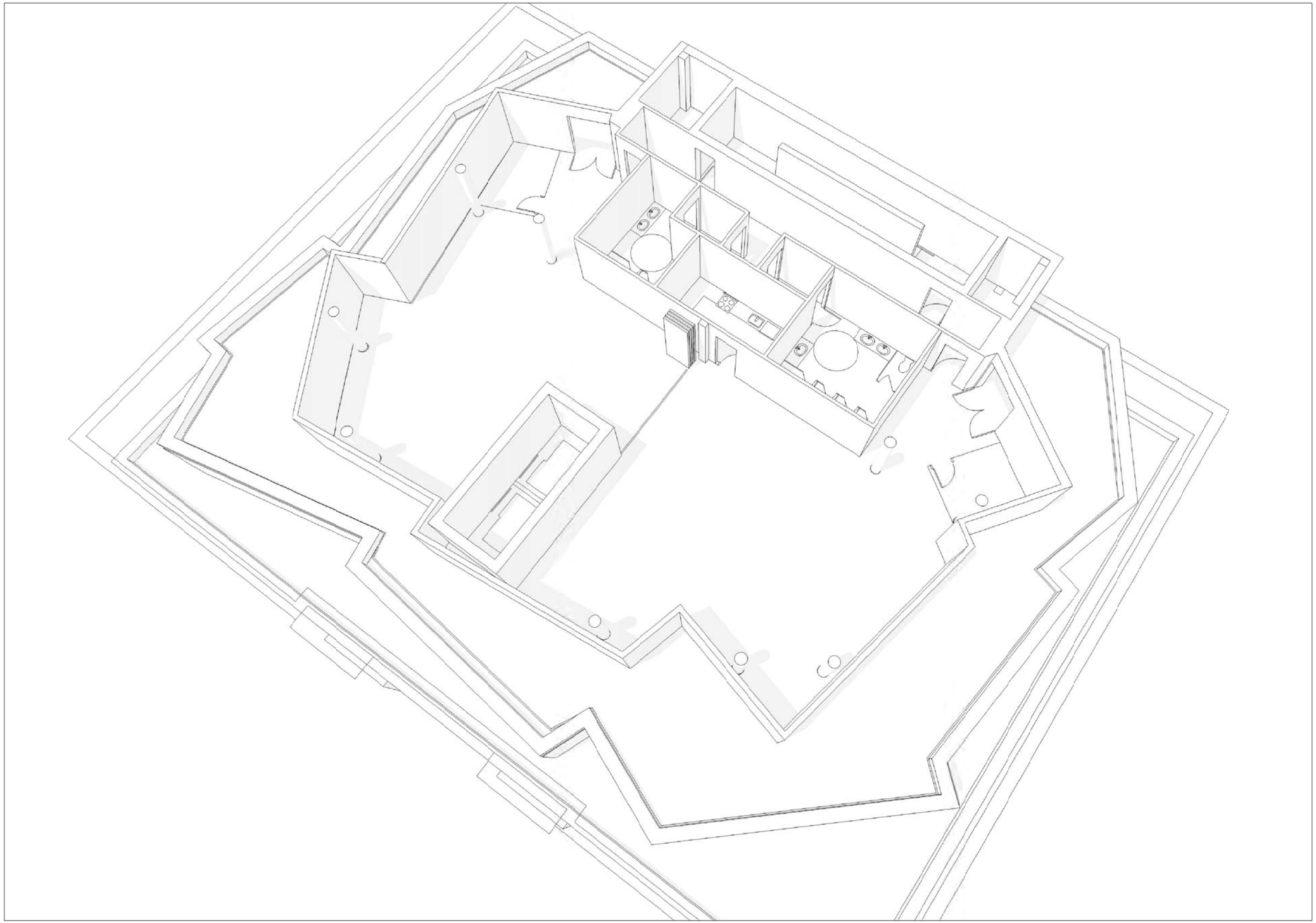
FEB 2013

EMBASSY BUILDING

EMBASSY OF THE REPUBLIC OF IRAQ

SCALE: 1 : 150

JULIAN JACOBS ARCHITECTS



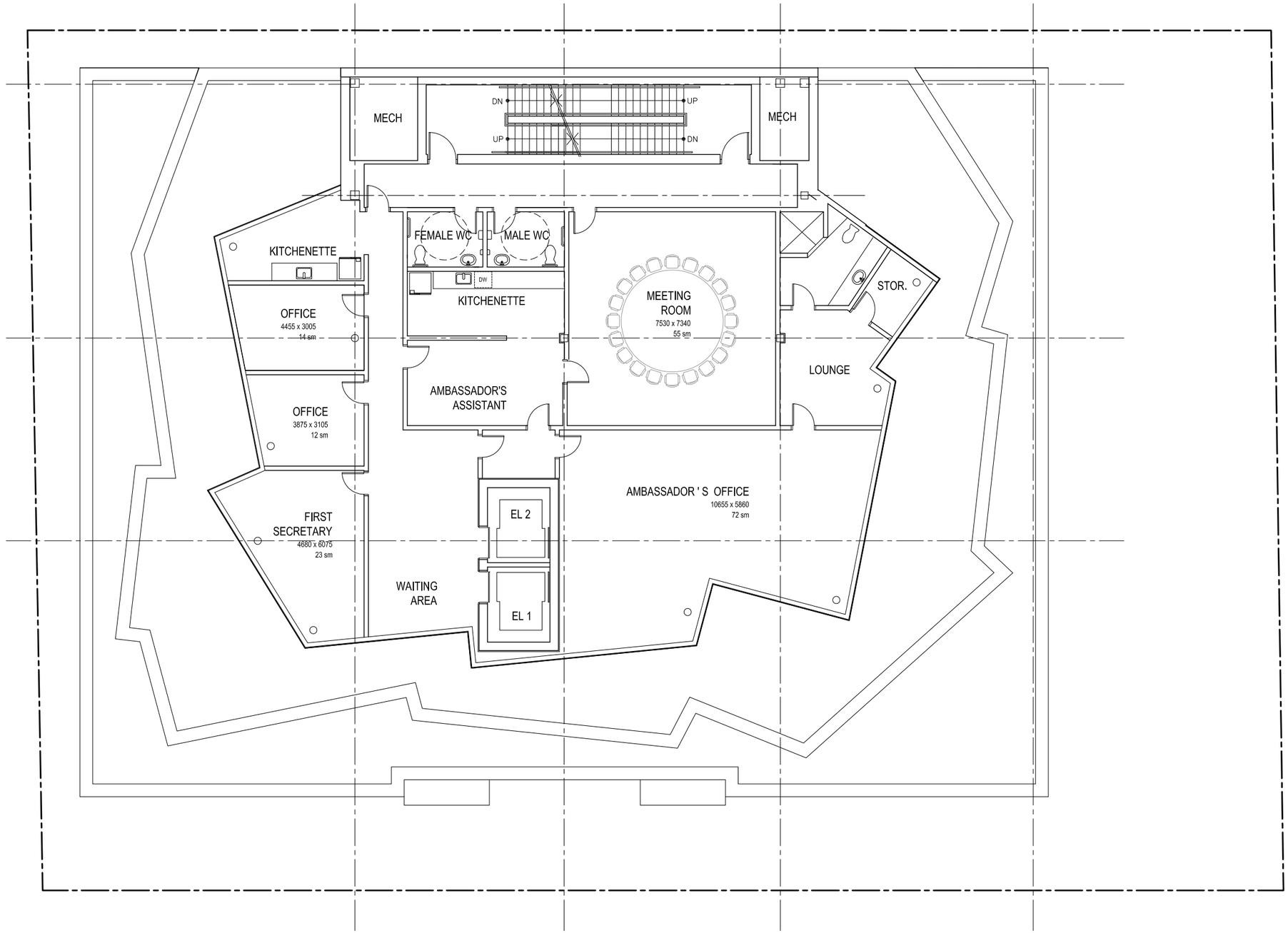
THIRD FLOOR PLAN

FEB 2013

AMBASSADOR'S RESIDENCE

EMBASSY OF THE REPUBLIC OF IRAQ

JULIAN JACOBS ARCHITECTS



FOURTH FLOOR PLAN

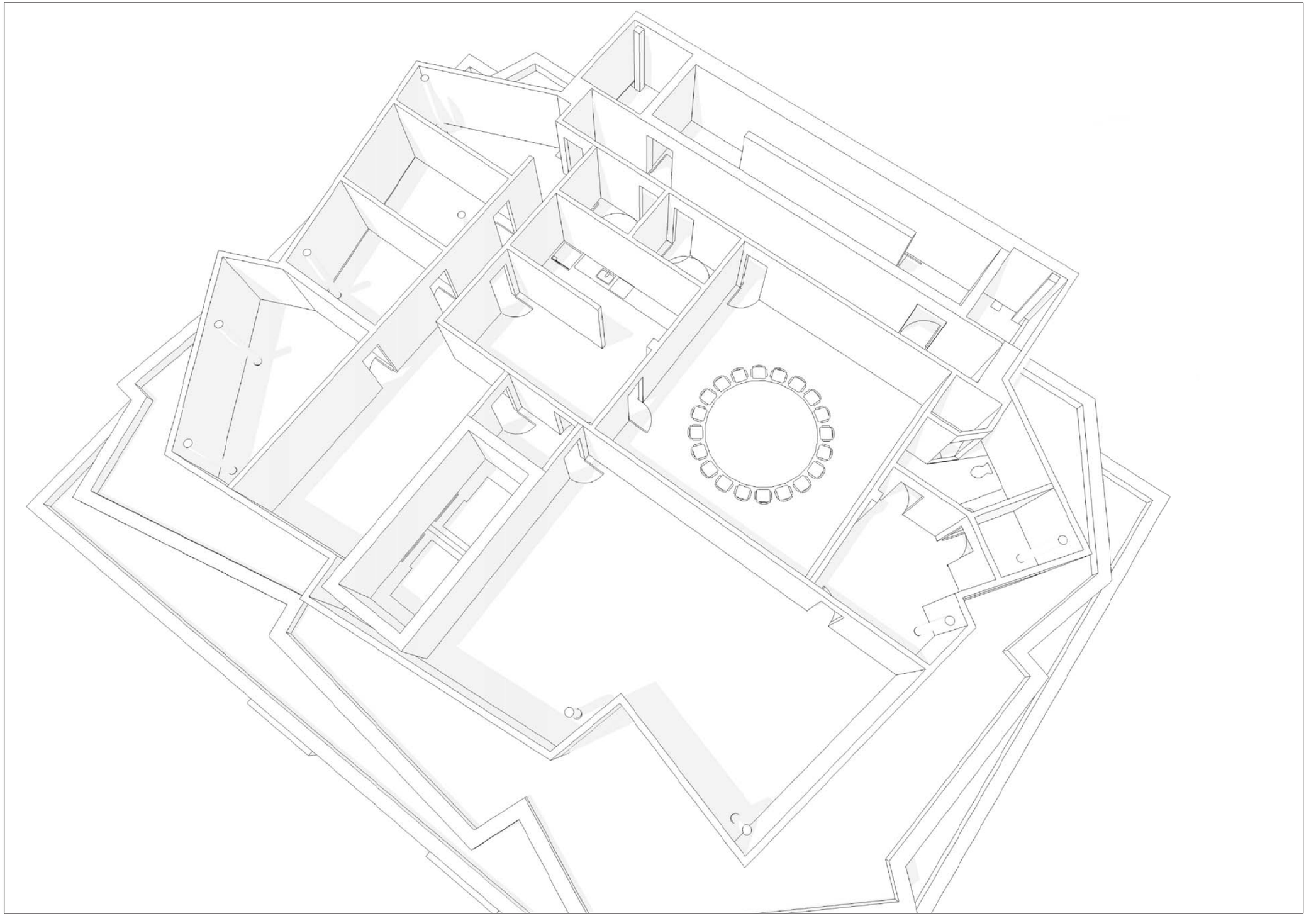
FEB 2013

EMBASSY BUILDING

EMBASSY OF THE REPUBLIC OF IRAQ

SCALE: 1 : 150

JULIAN JACOBS ARCHITECTS



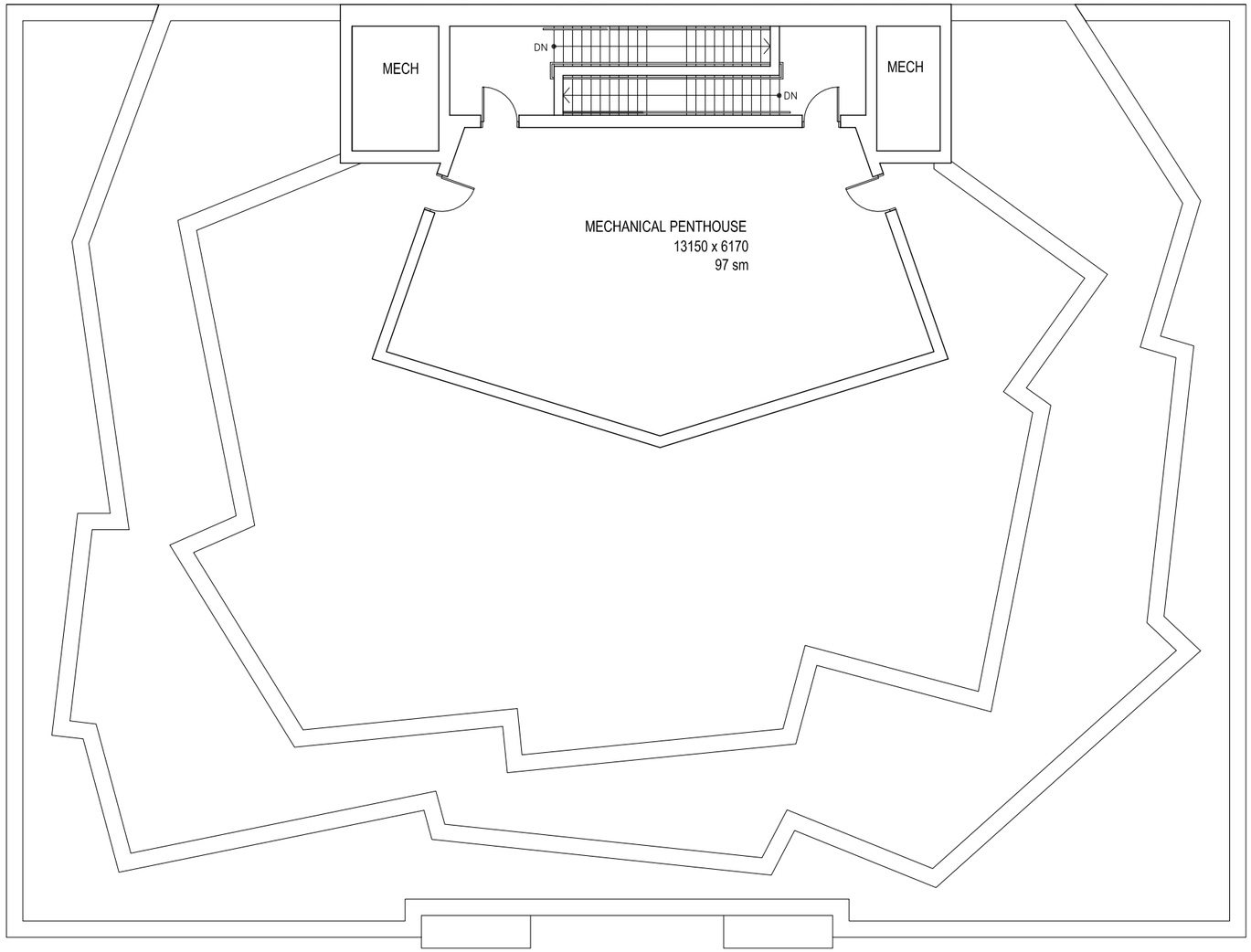
FOURTH FLOOR PLAN

FEB 2013

AMBASSADOR'S RESIDENCE

EMBASSY OF THE REPUBLIC OF IRAQ

JULIAN JACOBS ARCHITECTS

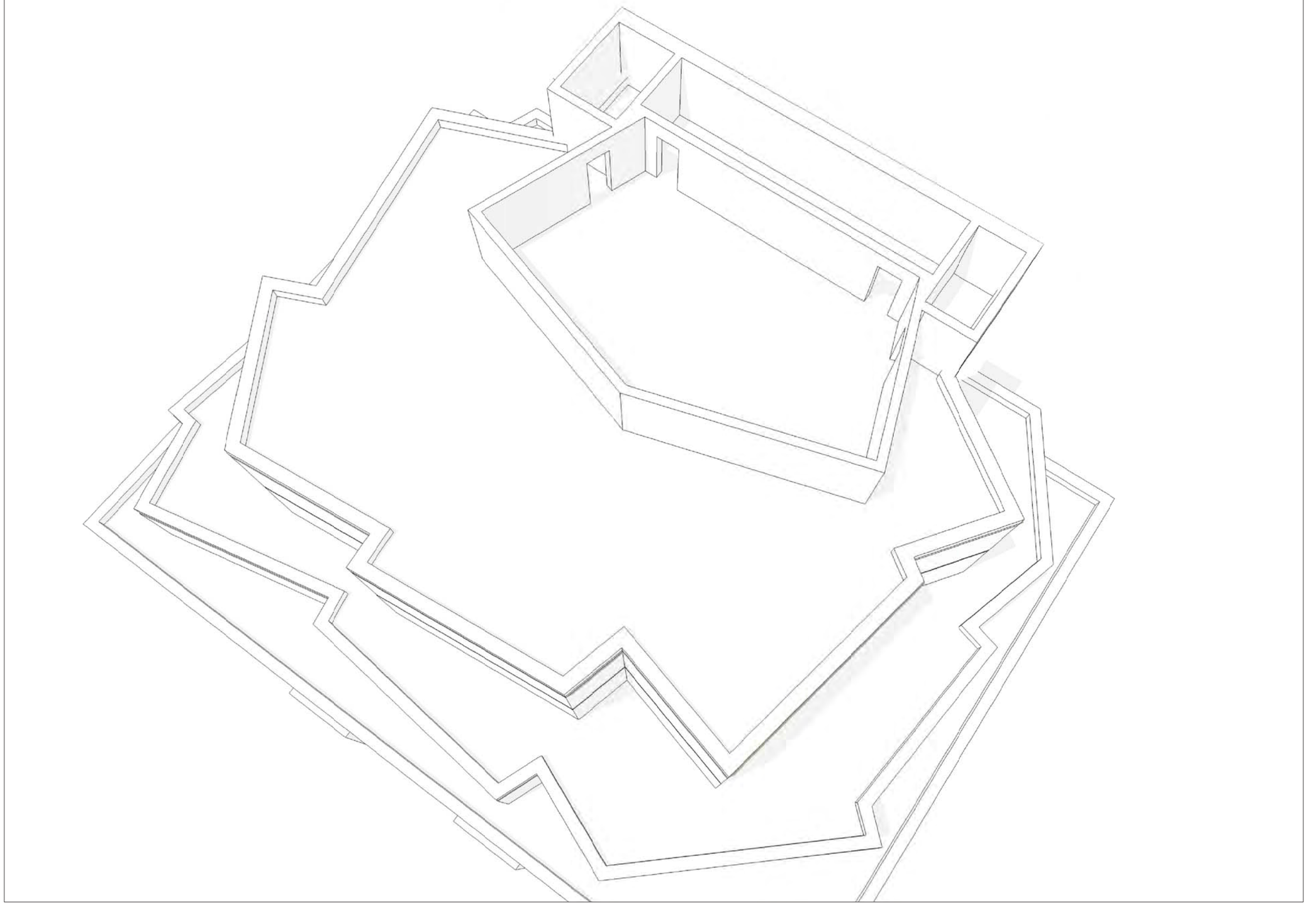


MECHANICAL PENTHOUSE PLAN
FEB 2013

EMBASSY BUILDING
EMBASSY OF THE REPUBLIC OF IRAQ

SCALE: 1 : 150

JULIAN JACOBS ARCHITECTS



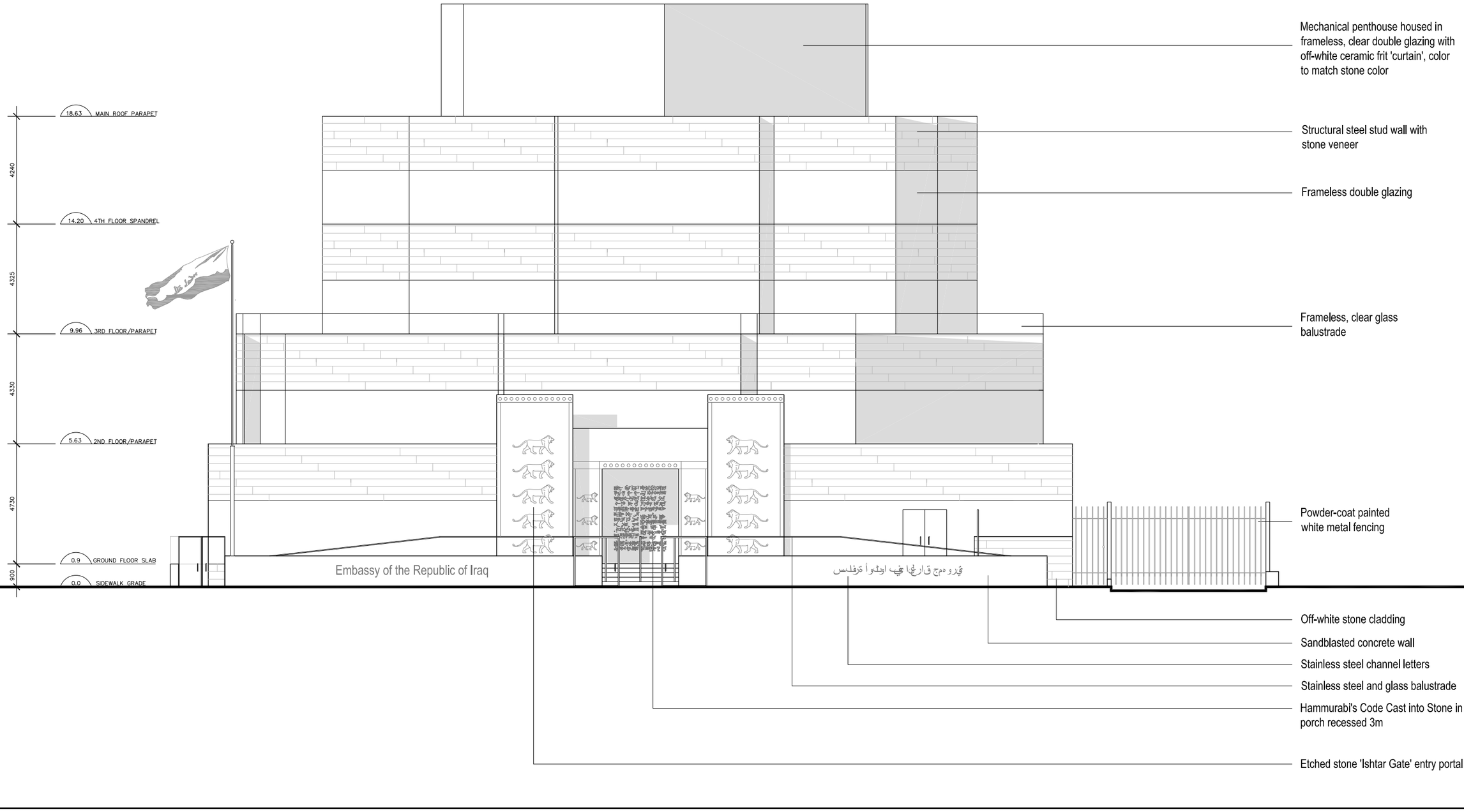
MECHANICAL PENTHOUSE FLOOR PLAN

FEB 2013

AMBASSADOR'S RESIDENCE

EMBASSY OF THE REPUBLIC OF IRAQ

JULIAN JACOBS ARCHITECTS



SOUTH/ FRONT ELEVATION

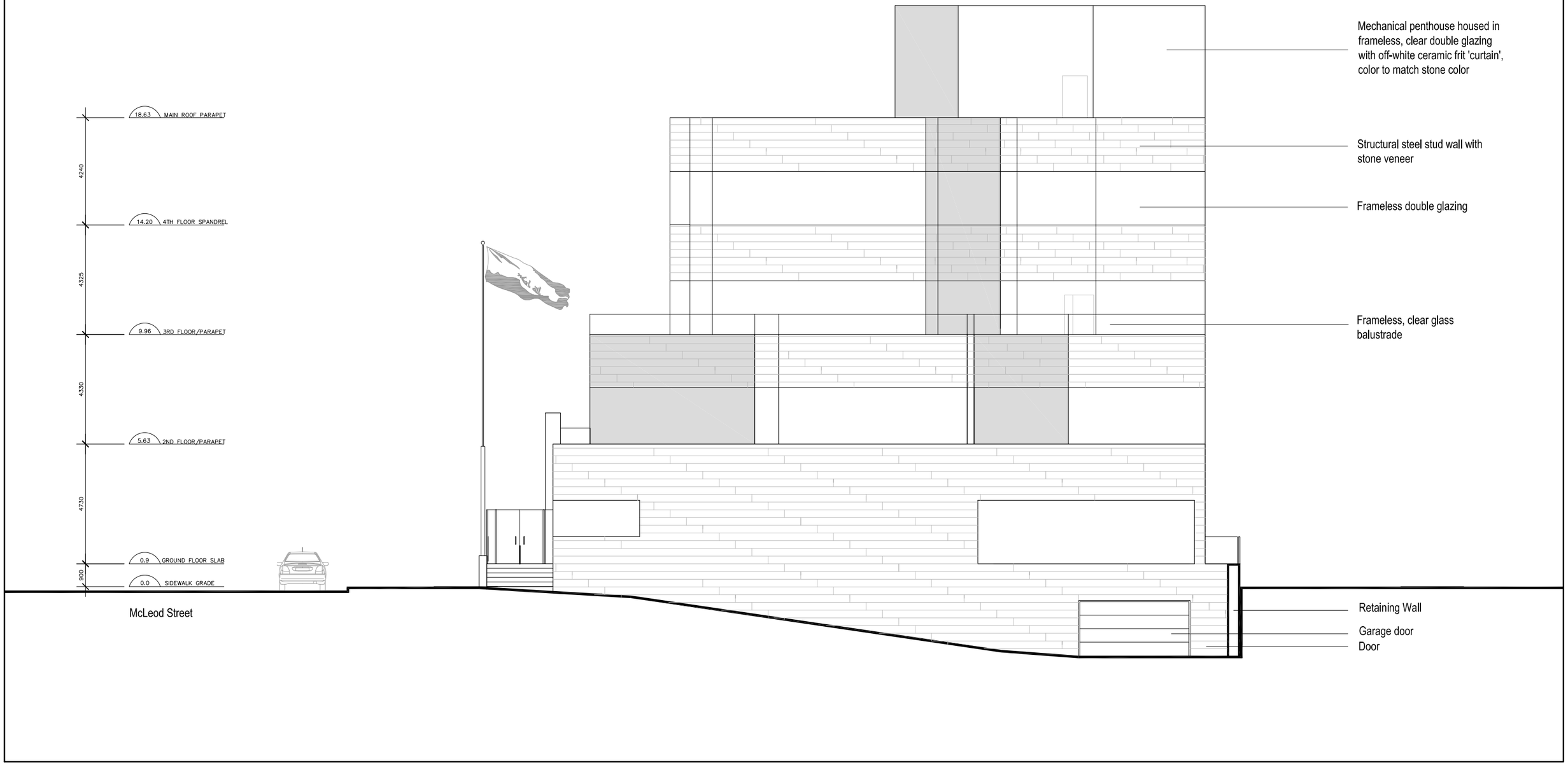
FEB 2012

EMBASSY BUILDING

EMBASSY OF THE REPUBLIC OF IRAQ

SCALE: 1 : 150

JULIAN JACOBS ARCHITECTS



EAST ELEVATION

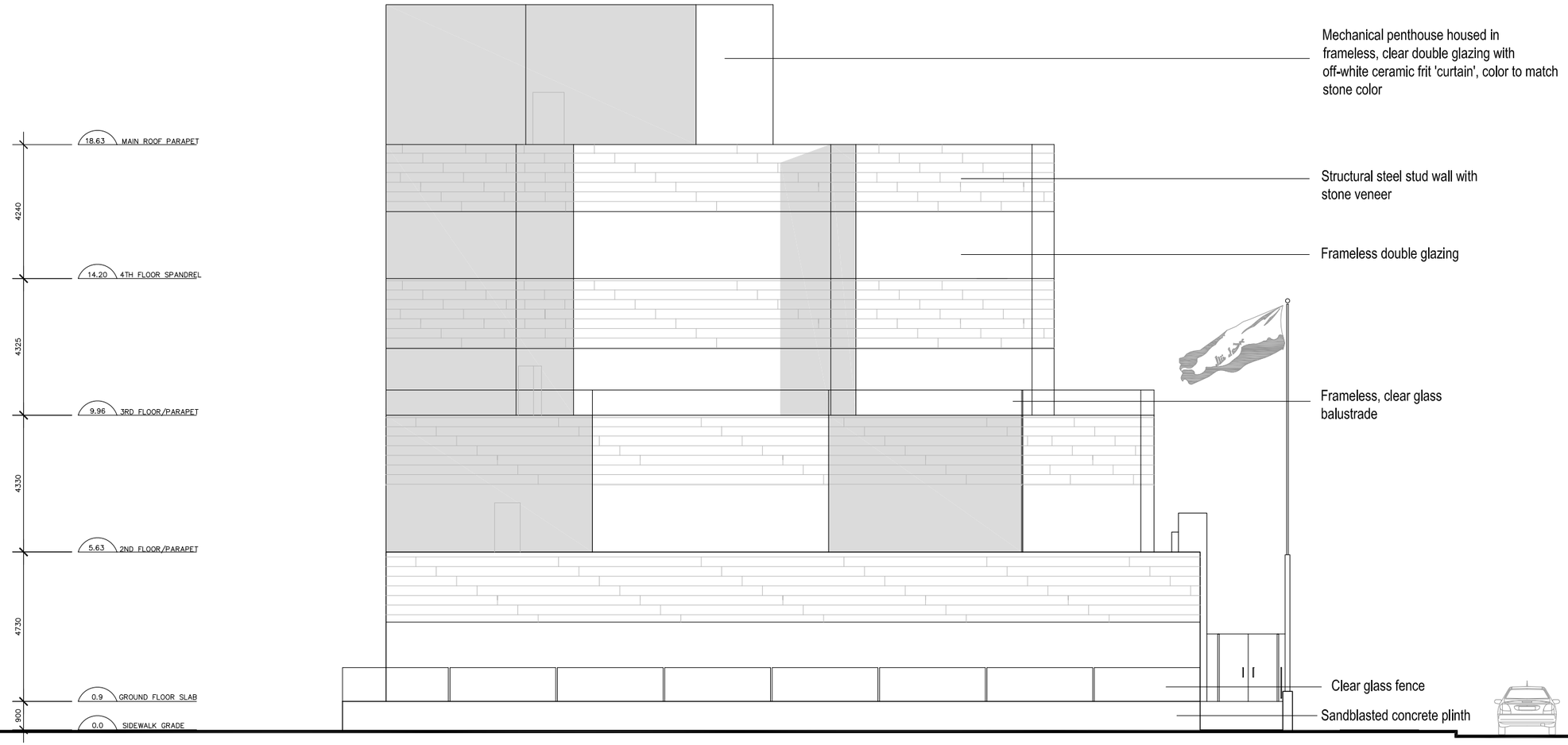
FEB 2012

EMBASSY BUILDING

EMBASSY OF THE REPUBLIC OF IRAQ

SCALE: 1 : 150

JULIAN JACOBS ARCHITECTS



WEST ELEVATION

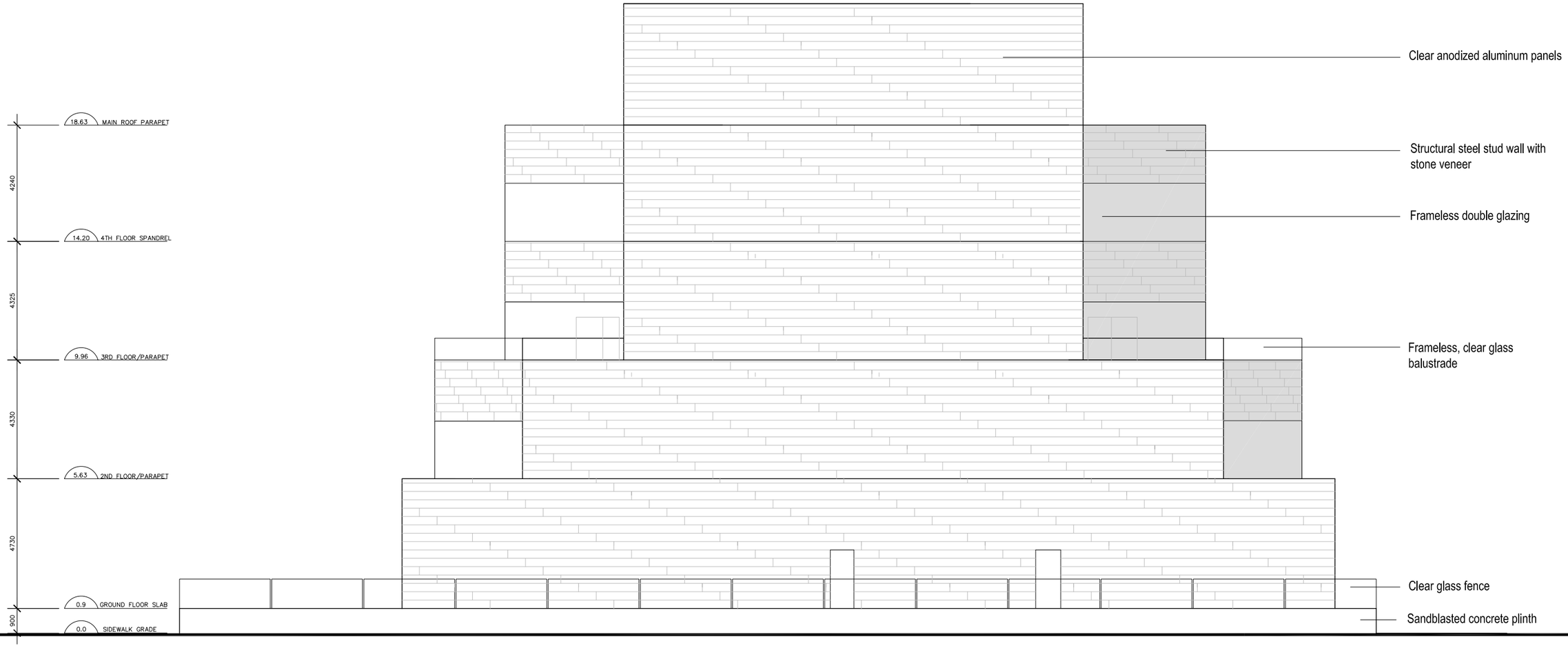
FEB 2012

EMBASSY BUILDING

EMBASSY OF THE REPUBLIC OF IRAQ

SCALE: 1 : 150

JULIAN JACOBS ARCHITECTS



NORTH/ REAR ELEVATION

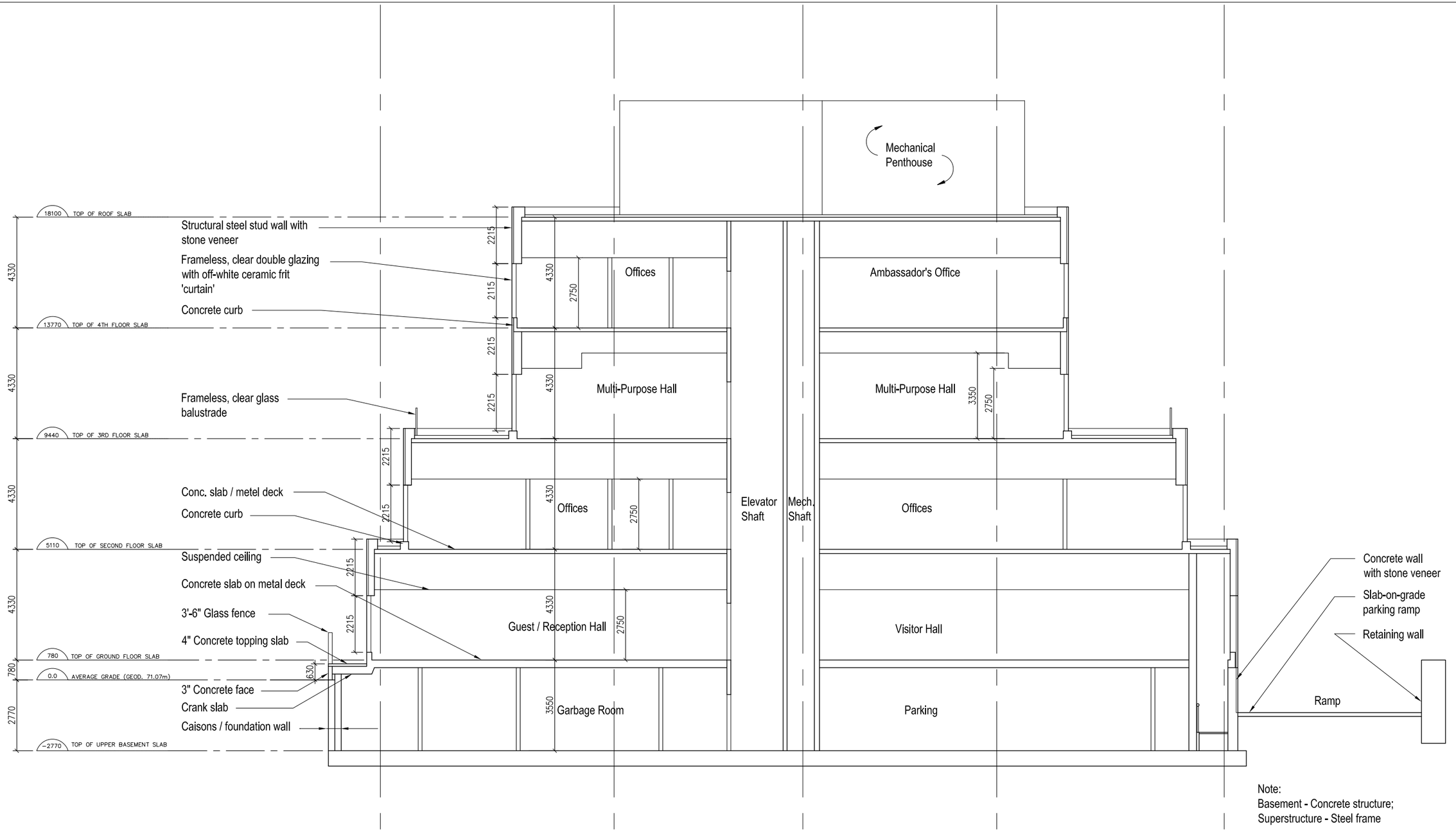
FEB 2012

EMBASSY BUILDING

EMBASSY OF THE REPUBLIC OF IRAQ

SCALE: 1 : 150

JULIAN JACOBS ARCHITECTS



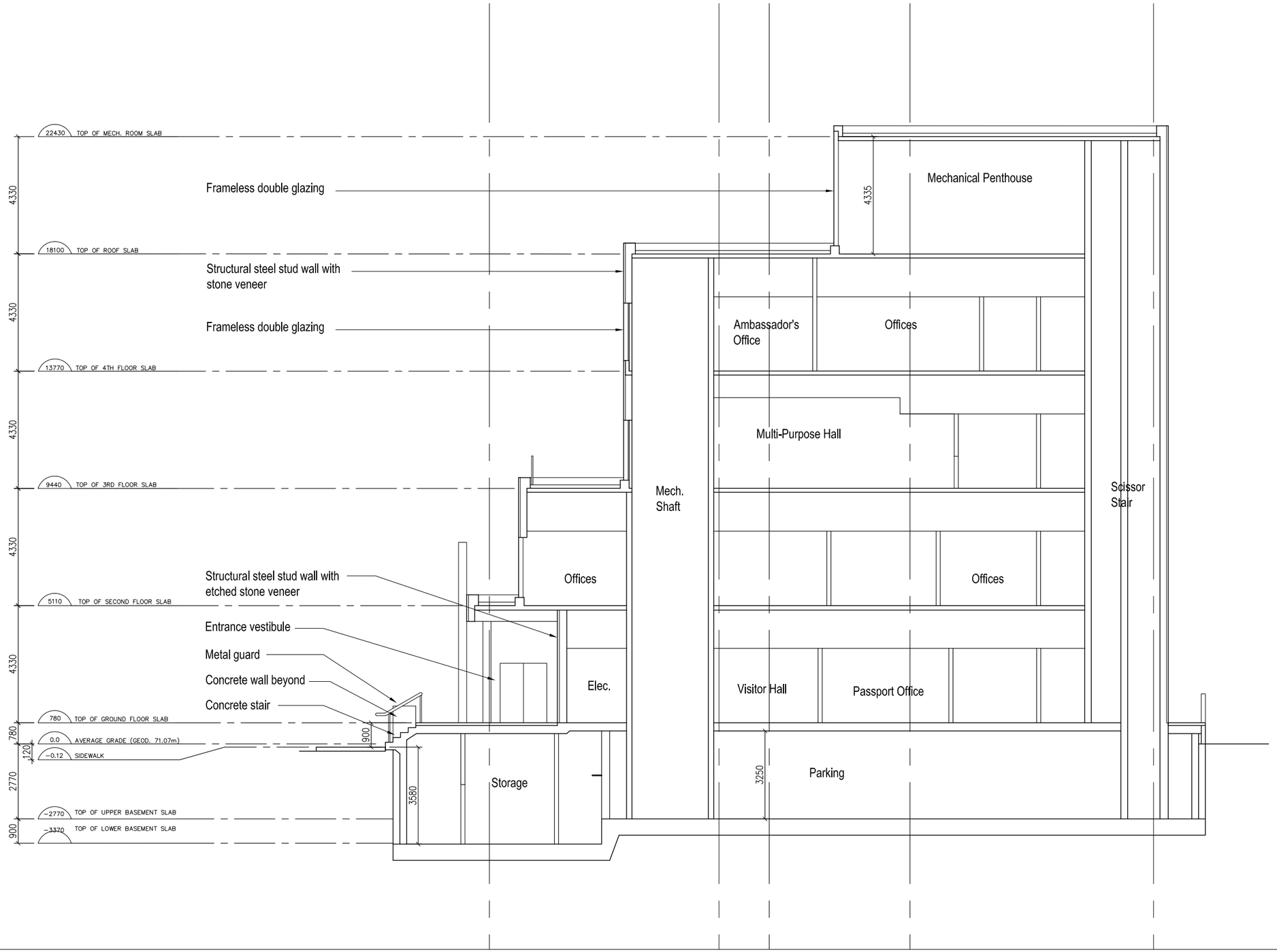
Note:
Basement - Concrete structure;
Superstructure - Steel frame

BUILDING SECTION A
FEB 2013

EMBASSY BUILDING
EMBASSY OF THE REPUBLIC OF IRAQ

SCALE: 1 : 150

JULIAN JACOBS ARCHITECTS



BUILDING SECTION B
FEB 2013

EMBASSY BUILDING
EMBASSY OF THE REPUBLIC OF IRAQ

SCALE: 1 : 150

JULIAN JACOBS ARCHITECTS

PERSPECTIVE - AERIAL

FEB 2012

EMBASSY BUILDING

EMBASSY OF THE REPUBLIC OF IRAQ

JULIAN JACOBS ARCHITECTS